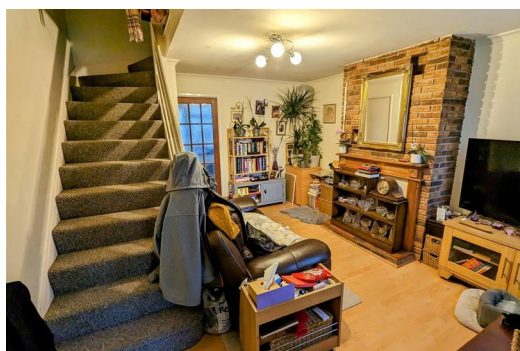




**50 Freesland Rise, Poplar Farm
Nuneaton CV10 9QF
Guide Price £155,000**

Pointons offer for sale this two bedroom mid terrace located at the bottom of a quiet cul-de-sac located on the ever popular Poplar Farm development close to local shops & amenities. Benefiting from having double glazing & gas central heating in brief the property comprises of porch, lounge, kitchen/diner. To the first floor there are two double bedrooms & a family bathroom. To the rear of the property is an enclosed garden & to the front is a lawned garden. We offer this property with no upward chain & to organise your viewing contact us today. EPC-TBC



Porch

Having entrance door, storage cupboard & laminate flooring.

Lounge

15'1" x 12'3" (4.60m x 3.74m)

Having double glaze window to front, fireplace, radiator, stairs off to the first floor & understairs storage cupboard.

Kitchen

7'1" x 12'3" (2.17m x 3.74m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to rear, tiled flooring & double glazed door into garden.

Landing

Having doors off to various rooms & access to loft.

Bedroom

7'1" x 12'3" (2.17m x 3.74m)

Having double glazed window to rear & radiator.

Bedroom

10'2" x 10'0" (3.11m x 3.06m)

Having double glazed window to rear, radiator & two storage cupboards.

Bathroom

Fitted with three piece suite with panelled bath with shower over and curtain rail, wash hand basin with drawers and mixer tap and low-level WC, heated towel rail & tiled flooring.

Outside

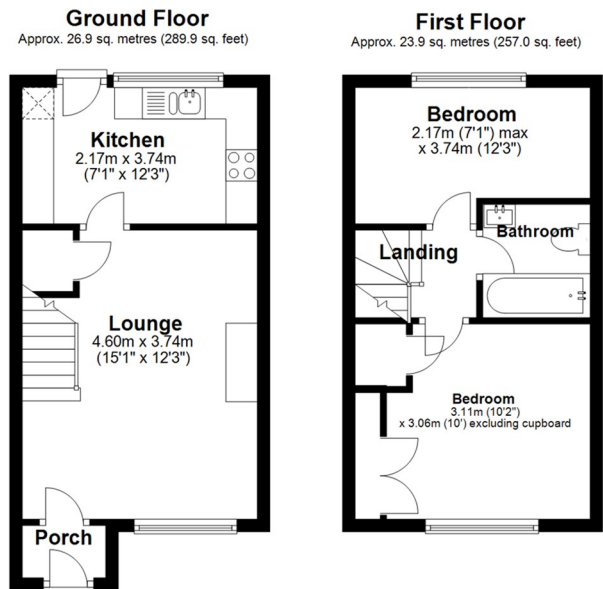
To the rear of the property is an enclosed garden having paved patio area leading onto a lawned section with shrub borders, shed & to the bottom of the garden is a gate granting rear access to the property.

Council Tax Band- B

Tenure- Freehold

General Information

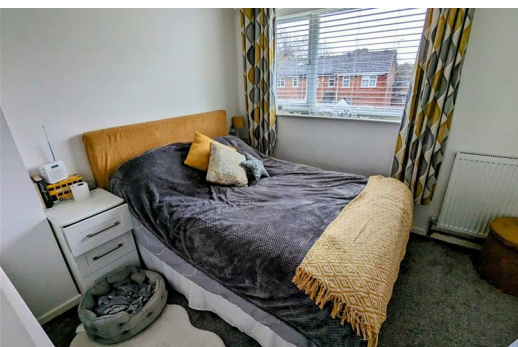
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 50.8 sq. metres (546.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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