



**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 & under stairs 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

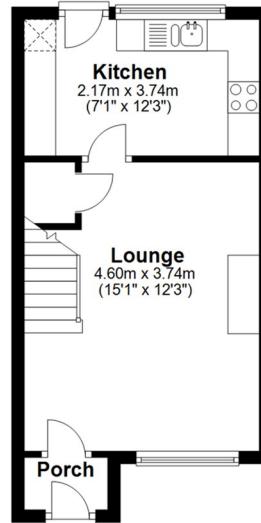
Tenure- Freehold

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.

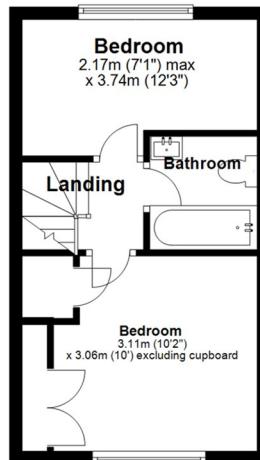
Ground Floor

Approx. 26.9 sq. metres (289.9 sq. feet)



First Floor

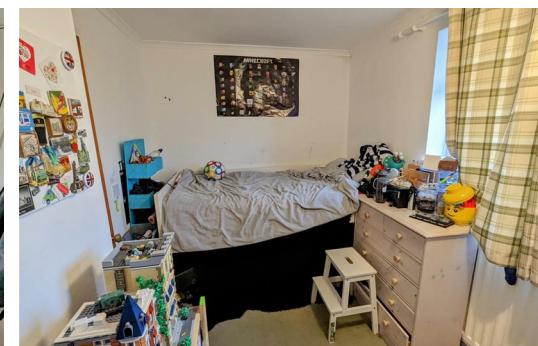
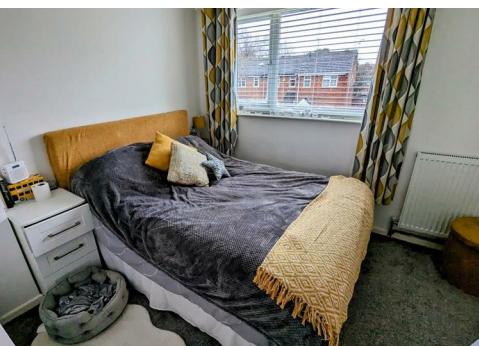
Approx. 23.9 sq. metres (257.0 sq. feet)



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		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



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