



**Orford Rise, Nuneaton
Warwickshire CV10 9RY
£245,000**

GUIDE PRICE: £240,000 - £250,000 - Pointons Estate Agents are delighted to offer for sale this immaculately presented three bedroom semi detached home on Orford Rise. Galley Common, Nuneaton, rurally situated, benefitting from gas central heating and double glazing throughout. This home has been modernised to an excellent quality comprising of an entrance hall, open through lounge into kitchen/diner with island and integrated appliances. To the first floor there are three generous bedrooms with a family bathroom. To front offers off road parking and rear an enclosed landscaped garden. This home must be viewed to show the quality on offer, with viewings strictly via the agent.



Hallway

Entrance door to front, wood effect ceramic tiled flooring, stairs leading to first floor landing, door to:

Lounge

10'3" x 9'9" (3.13m x 2.96m)

UPVC double glazed window to front, wood effect ceramic tiled flooring, display unit, log burner

Kitchen/Diner

9'11" x 14'4" (3.03m x 4.38m)

Fitted with a matching range of base and eye level units with quartz worktop space over, integrated fridge, freezer washing machine and dishwasher, with integrated fan assisted oven, built-in four ring gas hob with pull out extractor hood over, integrated microwave, wood effect ceramic tiled flooring with ceiling spotlights, matching island unit with storage under, uPVC double glazed obscure door to side, uPVC double glazed double door to rear, door to:

Storage

Tiled flooring, wall mounted gas combination boiler serving heating system and domestic hot water with timer control.

Landing

UPVC obscure double glazed window to side with fitted carpet flooring, textured ceiling, access to attic area, door to:

Bedroom 1

9'4" x 11'10" (2.85m x 3.60m)

Two upVC double glazed windows to front, fitted carpet flooring, textured ceiling, door to:

Bedroom 2

7'11" x 8'6" (2.42m x 2.60m)

UPVC double glazed window to rear, laminate flooring, textured ceiling.

Bedroom 3

8'0" x 5'9" (2.43m x 1.74m)

UPVC double glazed window to rear, fitted carpet flooring, textured ceiling, door to:

Bathroom

Fitted with three piece suite comprising deep panelled bath with electric shower over, mixer tap and folding glass screen, pedestal wash hand basin and low-level WC, tiled surround, heated towel rail.

Outside

To the rear is an enclosed garden with artificial grass, decked patio and storage shed. To the front is a driveway providing parking and further lawn area

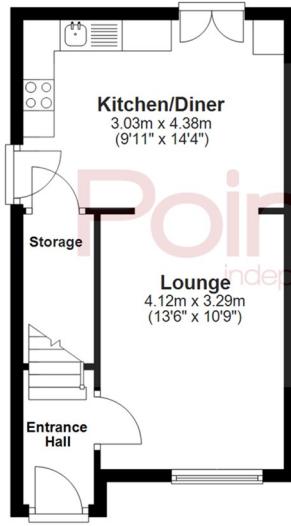
Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is B payable to NBBC, EPC rating C

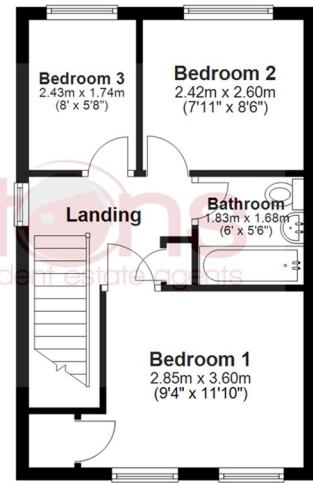
General Information

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



First Floor



All floor plans are for a guide of the layout and not to scale.
Plan produced using PlanUp.

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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