



37 Ashleigh Drive, Crowhill, Nuneaton, CV11 6SF
£160,000



Pointons Estate Agents are pleased to welcome to market this one bedroom mid terrace property on Ashleigh Drive, Crowhill, Nuneaton. Close to local shops and further amenities. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of a fitted kitchen, living room and conservatory, to the first floor there is a double bedroom and bathroom. To front is off road parking for one vehicle and non over looked garden to rear. Viewings are strictly via the agent. EPC TBC



Kitchen 9'10" x 10'10"

Entrance via front door, fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with 1 and 1/4 drainer with taps over, built in five ring gas hob with extractor hood over, fitted eye level fan assisted oven, tiled flooring and splashbacks, space for fridge/freezer, plumbing for washing machine and double glazed window to front, leading to:

Living Room 10'6" x 10'10"

With tiled flooring, radiator, carpeted stairs to the first floor and double glazed sliding door leading to:

Conservatory 9'6" x 8'2"

With double glazed windows to side and rear, double glazed french doors to rear and tiled flooring.

Landing

Carpeted with double glazed velux window, storage cupboard and radiator.

Bedroom 12'2" x 10'10"

With double glazed window to rear, carpeted, radiator and storage cupboard.

Shower Room 8'2" x 4'7"

Fitted with a shower cubicle with sliding screen, low level WC, hand wash basin with pedestal taps, carpeted, tiled splashback and double glazed velux window.

Outside

To front there is a tarmacked driveway for a single vehicle, to rear a non overlooked garden made up of artificial lawn and stoned seating area.

Tenure

Freehold

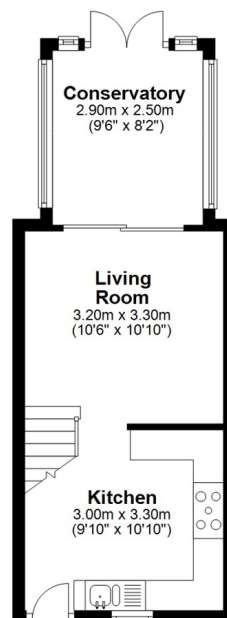
Council Tax

Nuneaton & Bedworth Borough Council - Band B

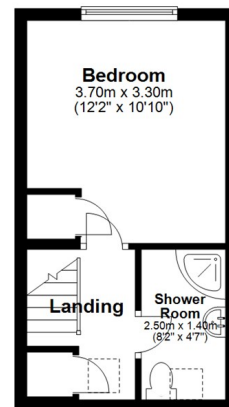
General Information

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. 28.3 sq. metres (304.5 sq. feet)



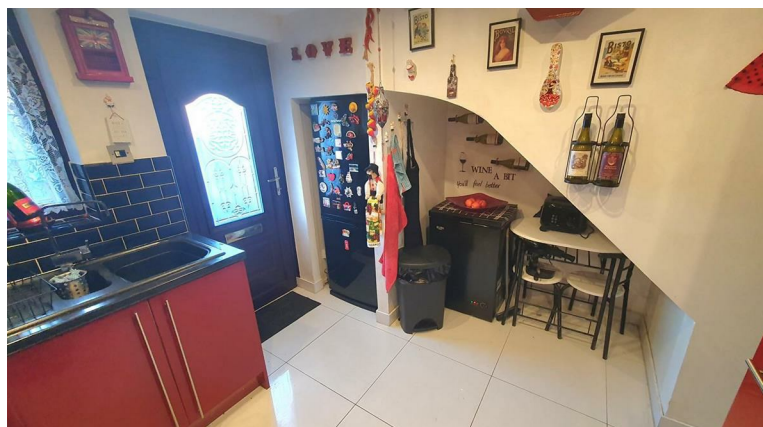
First Floor
Approx. 20.8 sq. metres (223.8 sq. feet)



Total area: approx. 49.1 sq. metres (528.3 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	



WWW.POINTONS-GROUP.COM

Pointons
independent estate agents

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

