



**131 Greenmoor Road, Nuneaton
Warwickshire CV10 7EN
Guide Price £165,000**

Pointons are delighted to offer for sale this spacious three bedroom semi detached house located a short walk from George Eliot Hospital as well as granting easy access to Nuneaton Town Centre. The property itself benefits from having double glazing & gas central heating in brief the property comprises of porch, entrance hall, lounge, dining room, kitchen, lean to, store room & downstairs W.C. To the first floor there are three bedrooms, two having fitted wardrobes & a family bathroom. To the rear of the property is a generous garden & to the front a driveway providing offroad parking. Please be advised this property is of a steel frame construction & mortgage lenders can be restrictive on lending on properties of this we nature we strongly advise enquiring about your eligibility on obtaining a mortgage on such build before viewing. This property would make an excellent first buy & is offered with no upward chain. To organise your viewing contact us today. EPC-TBC



Porch

Having entrance door & tiled flooring.

Entrance Hall

Having understairs storage cupboard, radiator, telephone point & stairs off to first floor.

Lounge

12'1" x 13'9" (3.68m x 4.19m)

Double glazed window to front, gas fireplace with surround and hearth, radiator, telephone point & TV point.

Dining Room

8'7" x 10'4" (2.62m x 3.14m)

Two radiators & double glazing sliding doors into garden.

Kitchen

8'7" x 10'4" (2.62m x 3.15m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to rear, radiator & vinyl flooring.

Lean to

8'11" x 4'3" (2.71m x 1.30m)

Having double glazing sliding doors onto side.

W C

Having low level W.C & frosted window.

Store Room

8'1" x 4'2" (2.46m x 1.26m)

Landing

Having doors off to various rooms & access to loft.

Bedroom

8'7" x 13'7" (2.62m x 4.14m)

Double glazed window to rear, radiator & cupboard having double doors.

Bedroom

12'1" x 13'7" (3.68m x 4.14m)

Double glazed window to front, storage cupboard & radiator.

Bedroom

9'2" x 8'6" (2.79m x 2.60m)

Double glazed window to front & radiator.

Steel Frame Construction

Please note this property is of a steel frame construction & mortgage lenders can be restrictive on lending on such a type of build. Please enquire with your mortgage lender on eligibility ahead of viewing the property.

Bathroom

Fitted with three piece suite with panelled bath with shower over and curtain rail, pedestal wash hand basin with taps and low-level W.C, double glazed window to rear & tiled flooring.

Outside (front)

To the front of the property is a driveway providing offroad parking leading onto front & side access to rear.

Outside (rear)

To the rear of the property is an enclosed garden having paved patio area leading onto lawn area with shrub borders & shed.

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.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

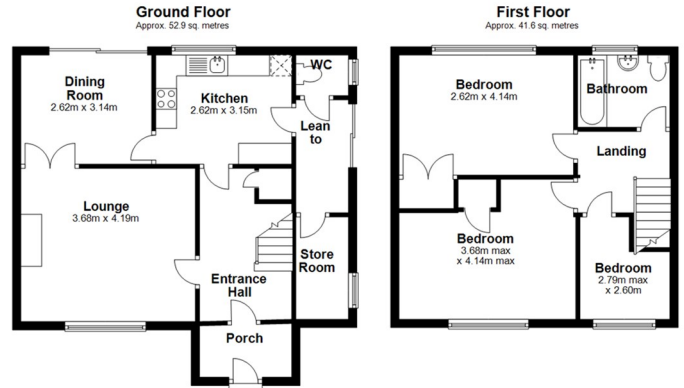
Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have

sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



Total area: approx. 94.5 sq. metres

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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