



Avebury Close, Crowhill Nuneaton CV11 6SP Asking Price £160,000

Nestled in the charming area of Crowhill, this delightful upper maisonette on Avebury Close offers a perfect blend of comfort and convenience. With two well-proportioned bedrooms, this property is ideal for small families, couples, or individuals seeking a peaceful retreat.

Upon entering, you are welcomed into a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating a homely feel throughout. The maisonette features a well-appointed bathroom, ensuring all your daily needs are met with ease. The kitchen, while not specified, is typically a functional space that allows for culinary creativity, making it a joy to prepare meals. One of the standout features of this property is the dedicated parking space for one vehicle, a valuable asset in today's busy world. This convenience allows for easy access to your home and peace of mind when it comes to parking.

Located in a friendly neighbourhood, this property is close to local amenities, making it an excellent choice for those who appreciate both tranquility and accessibility. Whether you are looking to invest or find your next home, this upper maisonette on Avebury Close is a wonderful opportunity not to be missed.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Stairs rising to first floor and door to.

Landing

Doors to:

Lounge/Dining Room

14'8" x 12'9" (4.46m x 3.88m)

Two double glazed windows to front, double radiator, door to inner hallway and opening into:

Fitted Kitchen

6'7" x 6'11" (2.01m x 2.12m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob with extractor hood over, double glazed window to side, textured ceiling.

Inner Hallway

Access to boarded loft space with pull down metal ladder, door to storage cupboard and further doors to:

Bedroom

11'11" x 6'11" (3.62m x 2.10m)

Double glazed window to rear, double radiator, textured ceiling.

Bedroom

8'9" x 8'10" (2.66m x 2.69m)

Double glazed window to rear, built-in wardrobes with sliding doors, hanging rail and shelving, radiator, door.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin with cupboard under and mixer tap and WC, tiling to all walls, heated towel rail, ceramic tiled flooring.

Store

Boiler cupboard, housing combination boiler serving heating system and domestic hot water.

Outside

To the rear is an enclosed garden with paved patio area, lawn and garden shed,

General Information

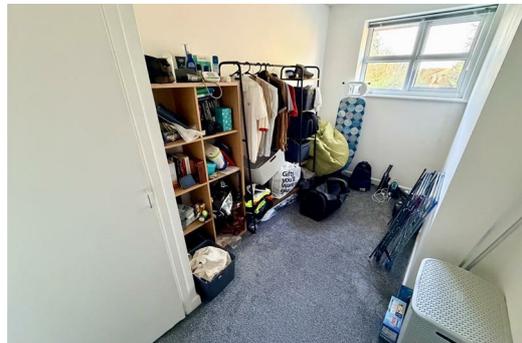
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band A payable to Nuneaton & Bedworth Borough Council



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 | | 72 | 74 |
| | | 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

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

