



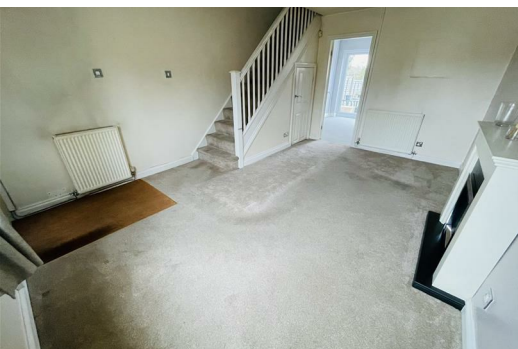
5 Watersbridge Gardens, Coventry Road Nuneaton CV10 7TA Offers Over £180,000

This delightful modern house 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.

The inviting reception room provides a warm and welcoming space, perfect for relaxation or entertaining guests. The layout is thoughtfully designed to maximise space and light, creating an airy atmosphere throughout the home. The property features a modern shower room, ensuring that your daily routines are both comfortable and efficient.

One of the standout features of this home is the parking space available for two vehicles, a rare find in many urban settings, providing added convenience for residents and visitors alike. Situated in a desirable location, this house is well-connected to local amenities, schools, and transport links, making it an excellent choice for those looking to enjoy the vibrant community of Coventry.

In summary, this property at Watersbridge Gardens presents a wonderful opportunity for anyone seeking a charming and practical home in a sought-after area. Don't miss the chance to make this lovely house your new home.



Entrance

Via canopy porch and double glazed entrance door leading into

Lounge

16'2" x 12'0" (4.94m x 3.66m)

Double glazed window to front, log effect living flame effect electric fire with feature surround, double radiator, radiator, telephone point, TV point, stairs to first floor landing with spindles, door to Storage cupboard, door to:

Kitchen/Dining Room

10'1" x 12'0" (3.08m x 3.66m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, built-in four ring induction hob with extractor hood, double glazed window to rear, double glazed French double doors to garden,

Landing

Access to loft space, doors to:

Bedroom

12'2" x 12'0" (3.71m x 3.66m)

Double glazed window to front, fitted wardrobes with full-length mirrored sliding door, hanging rails and shelving, radiator, door to boiler cupboard housing wall mounted combination boiler (installed 2024) serving heating system and domestic hot water, with linen shelving.

Bedroom

10'1" x 12'1" (3.08m x 3.69m)

Two double glazed windows to rear, with the Coventry canal in view point, radiator.

Shower Room

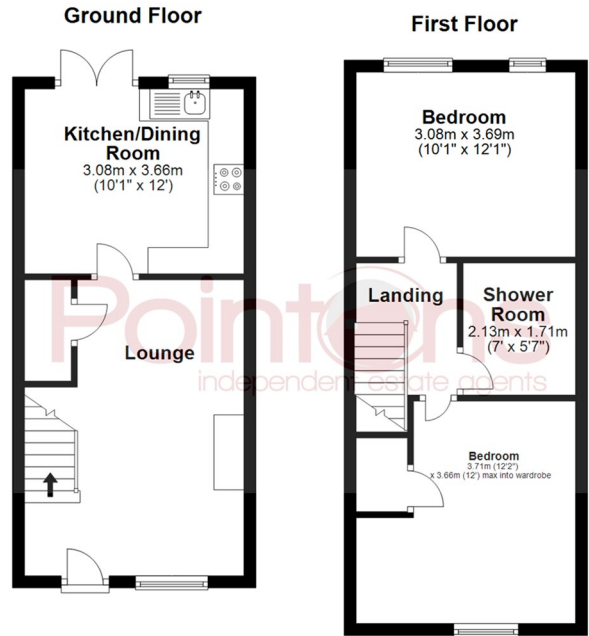
Fitted with three piece suite comprising tiled shower cubicle, pedestal wash hand basin, low-level WC and heated towel rail, extractor fan, shaver point, ceramic tiled flooring.

Outside

To the rear is an enclosed garden mainly laid to lawn and paved patio area, pedestrian gated access leading to two car parking spaces. The front is easy maintenance with slate chippings, bin store and access to entrance

General Information

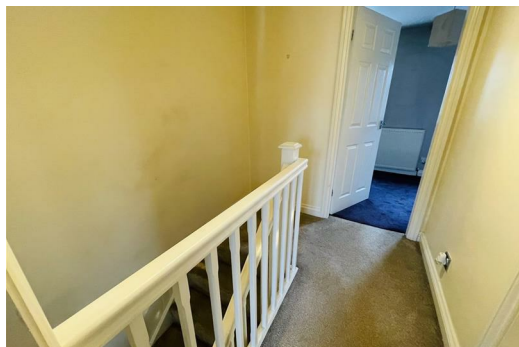
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council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



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			89
(81-91) B			
(69-80) C		69	
(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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