



**Reuben Avenue, The Shires
Nuneaton CV10 9SN
Offers Over £170,000**

*****TWO DOUBLE BEDROOMS & OFFROAD PARKING*****

Pointons are delighted to offer for sale this well presented two bedroom mid terrace property located on a popular development known at the Shires, ideally located between Galley Common & Hartshill located close to local shops & amenities. The property itself benefits from having double glazing & gas central heating & in brief comprises of entrance hall, lounge/diner, kitchen. To the first floor there are two bedrooms & a family bathroom. To the rear of the property is an enclosed garden with rear access leading onto allocated parking space. To the front of the property is a further garden. This property would make an excellent first time buy for someone looking to get onto the property ladder & must truly be viewed to appreciate. To organise your viewing please contact us today.



Entrance Hall

Having entrance door, laminate flooring & storage cupboard.

WC

Having laminate flooring, low level W.C & wash basin with taps.

Lounge/Diner

15'0" x 12'10" (4.56m x 3.92m)

Having electric fireplace with surround, telephone point, TV point stairs off to the first floor & double glazed French double doors to garden.

Kitchen

8'0" x 6'6" (2.45m x 1.97m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, space for fridge/freezer, fitted electric oven, built-in four ring gas hob with extractor hood over, double glazed window to front & having vinyl flooring.

Landing

Having doors off to various rooms & access to loft.

Bedroom

8'0" x 12'10" (2.45m x 3.90m)

Having two double glazed windows to front & radiator.

Bedroom

8'3" x 12'10" (2.52m x 3.90m)

Having double glazed window & radiator.

Bathroom

Fitted with three piece suite with panelled bath with separate over, taps and folding glass screen, wash hand basin with base cupboard and taps and low-level WC & having tiled flooring.

Outside (Front)

To the front of the property is an lawned garden with slabbed pathway to front door.

Outside (Rear)

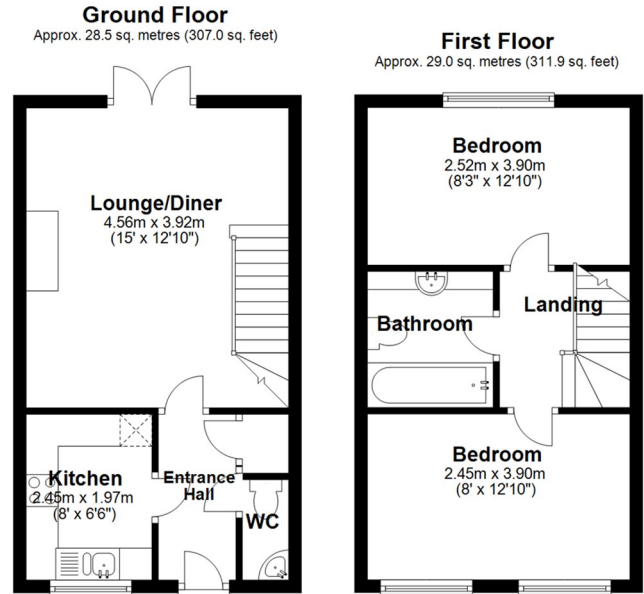
To the rear of the property is an enclosed garden having paved patio area leading onto a lawned section with shrub borders. To the rear of the property is a gate leading onto allocated parking space.

Tenure- Freehold

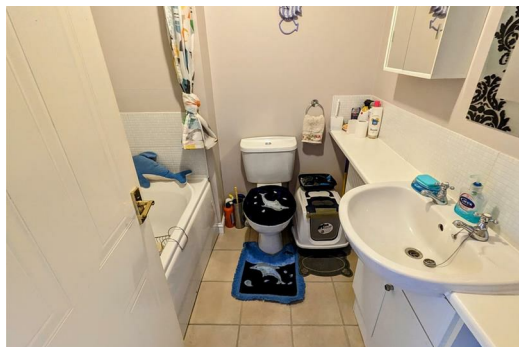
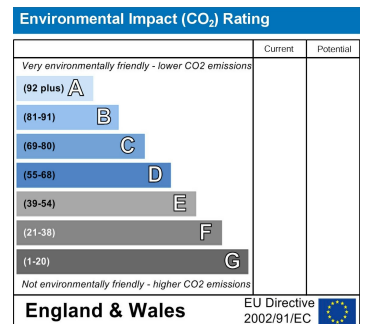
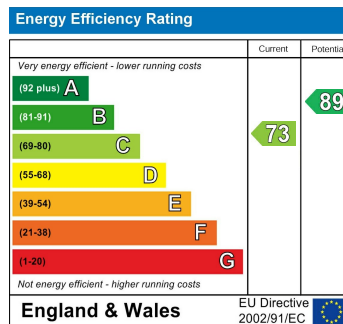
Council Tax Band- B

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.



Total area: approx. 57.5 sq. metres (618.9 sq. feet)



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