



**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 as 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

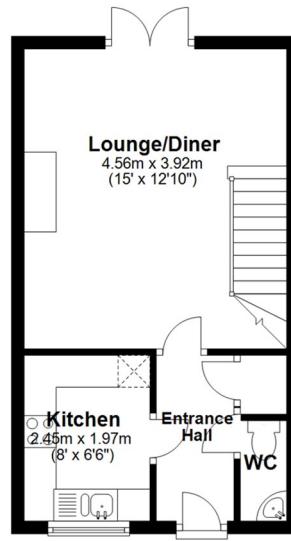
## Council Tax Band- B

## 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.

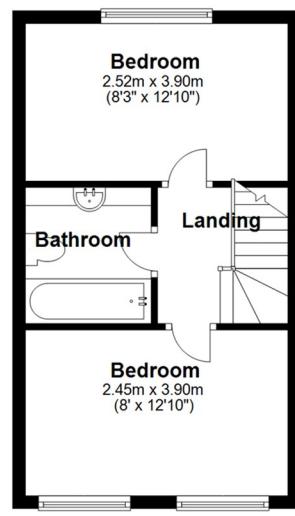
### Ground Floor

Approx. 28.5 sq. metres (307.0 sq. feet)



### First Floor

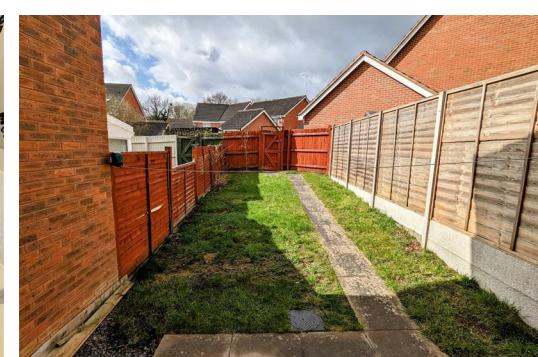
Approx. 29.0 sq. metres (311.9 sq. feet)



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	73	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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