



**Orchard Close, Nuneaton
CV10 0NE
Offers Over £230,000**

Freehold - North Warwickshire Council Band: C - EPC: D

* SEMI DETACHED DORMER BUNGALOW SITUATED WITHIN A PLEASANT CUL DE SAC * Pointons Estate Agents are delighted to welcome to market this semi detached dormer bungalow on Orchard Close, Hartshill, Nuneaton. Located on a quiet cul de sac within walking distance to the local amenities, bus routes and Hartshill Hayes country park. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of a porch, entrance hall, spacious lounge/dining room, fitted kitchen, bathroom and a bedroom. To the first floor there are two double bedrooms and a spacious storage room within the eaves. To front is a stoned garden and a block paved driveway offering plenty of parking and detached garage, to rear an enclosed garden made up of lawn and shrubbed area with recently installed patio. This property must be viewed to show the space on offer, with viewings strictly via the agent.



Porch

Entrance via front door, with further door leading to:

Entrance Hall

With archway to lounge/dining room and doors off to various rooms.

Bedroom

9'2" x 8'10" (2.80m x 2.70m)

With a double glazed bow window to front, wooden laminate flooring, coving to textured ceiling and radiator.

Bathroom

8'2" x 5'6" (2.50m x 1.70m)

Fitted with three piece suite comprising spa corner panelled bath with shower over, hand wash basin with pedestal taps and storage cupboard under, low-level WC, tiled surrounds and flooring, heated towel rail and obscure double glazed window to side.

Kitchen

14'1" x 10'6" (4.30m x 3.20m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl ceramic sink unit with single drainer and stainless steel swan neck mixer tap over, integrated fridge, freezer and dishwasher, plumbing for washing machine, four ring ceramic hob, electric fan assisted oven, tiled splashbacks, breakfast bar and double glazed window to rear.

Lounge/Dining Room

36'1" x 11'6" (11.00m x 3.50m)

With double glazed bow window to front, feature fireplace with surround and extended plinths, telephone and TV point, radiators, textured ceiling with feature beams, stairs to first floor landing with spindles and double glazed french doors to rear garden.

Landing

With doors off to various rooms.

Bedroom

13'1" x 10'2" (4.00m x 3.10m)

With double glazed window to rear, wooden laminate flooring, radiator, TV point and coving to textured ceiling.

Bedroom

16'5" x 9'10" (5.00m x 3.00m)

With double glazed window to rear, three double wardrobes with hanging rails and shelving, dressing table and bedside cabinets, wooden laminate flooring, radiator and coving to textured ceiling.

Storage

Plenty of boarded storage space and Baxi combination boiler.

Outside

To front there is a stoned garden with large block paved driveway for

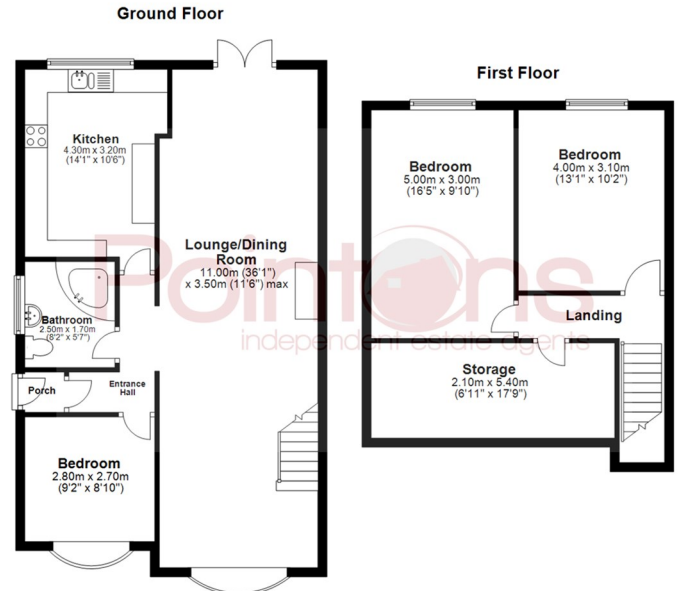
plenty of vehicles, side gated access to an enclosed rear made up of lawn and shrubs and recently installed patio area.

Garage

Access via up and over door with side double glazed window.

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.



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		EU Directive 2002/91/EC	77

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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