



**69 Grove Road, Nuneaton
Warwickshire CV10 8JS
£140,000**

***** NO UPWARD CHAIN ***** Pointons Estate Agents are pleased to welcome to market this traditional three bedroom mid terrace home on Grove Road, Stockingford, Nuneaton. Close to local shops, schools and further amenities. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of a living room, dining room, kitchen and downstairs bathroom. To the first floor there are three generous bedrooms. Outside the property to front is a low maintenance fore garden and to rear a mostly lawned garden with patio. This property would make an excellent first time buy or buy to let investment, viewings are strictly via the agent on 02476 373300. EPC F



Living Room

12'3" x 12'3" (3.73m x 3.74m)

Entrance via obscure double glazed front door, double glazed window to front, radiator and wooden flooring.

Dining Room

15'8" x 12'3" (4.77m x 3.74m)

With double glazed window to front, under stairs storage cupboard, radiator and wooden flooring.

Kitchen

13'10" x 6'6" (4.22m x 1.97m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer, space for fridge/freezer and cooker, plumbing for washing machine, tiled splashbacks and flooring, boiler and double glazed window to side.

Lobby

With storage cupboard, tiled flooring and obscure double glazed door leading to rear garden.

Bathroom

6'10" x 6'6" (2.09m x 1.97m)

Fitted with a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, tiled flooring and splashbacks, radiator and obscure double glazed window to side.

Inner Hall

With stairs off to the first floor.

Landing

Carpeted with doors off to various rooms.

Bedroom

12'3" x 14'2" (3.73m x 4.31m)

With double glazed window to front, wooden flooring, radiator and storage cupboard containing loft hatch.

Bedroom

12'8" x 11'0" (3.85m x 3.36m)

With double glazed window to rear, wooden flooring and radiator.

Bedroom

13'9" x 6'5" (4.19m x 1.96m)

With double glazed window to rear, carpeted, radiator and storage cupboard containing immersion heater.

Outside

To the front of the property is a low maintenance fore garden and to rear is tiered of patio, artificial lawn and lawn with shrub sections.

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.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website. To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be

happy to discuss. Our website also has instant valuation tool for your convenience. Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands. Not to touch anything in the property - all doors will be opened and lights must remain on. NO children will be able to attend. Our aim is keep our clients safe during this difficult time.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			77
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		26	
(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			77
(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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