



**10 Keats Close, Galley Common
Nuneaton CV10 9RG
Offers In The Region Of £260,000**

Pointons Estate Agents are pleased to offer this modern link-detached property situation in a popular residential cul-de-sac in the heart of Galley Common. Benefiting from gas central and double glazing, the property comprises entrance hall, lounge, breakfast kitchen and sitting room / bedroom 4. To the first floor there three bedrooms and fitted bathroom. Outside is an enclosed garden to rear over which has been tiered to maximise usable space and block paved driveway to the front. An internal inspection is recommended and is strictly by appointment via the agents



Entrance via

Porchway leading to entrance door to:

Entrance Hall

Radiator, wooden effect laminate flooring, stairs to first floor landing, doors to:

Sitting Room / Bed 4

17'7" x 8'3" (5.36m x 2.52m)

Double glazed bow window to front, double radiator, sunken spotlights, double glazed door to garden, and door to Storage cupboard.

Lounge

14'3" x 12'11" (4.34m x 3.93m)

Double glazed bow window to front, coal effect gas fire set in feature surround, double radiator, wooden effect laminate flooring, telephone point, TV point, door to:

Kitchen/Dining Room

10'8" x 15'10" (3.24m x 4.82m)

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 swan neck mixer tap, integrated fridge/freezer, plumbing for washing machine, electric fan assisted oven, electric hob and extractor hood over, double glazed window to rear, radiator, wooden effect laminate flooring, sunken spotlights, double glazed double doors to garden, double glazed door to side, door to under-stairs Storage cupboard.

Landing

Double glazed window to side, access to loft, door to Storage cupboard and further doors to:

Bedroom

13'1" x 9'5" (4.00m x 2.87m)

Double glazed window to front, radiator, double doors to wardrobe with hanging space,

Bedroom

9'10" x 9'5" (2.99m x 2.87m)

Double glazed window to rear, radiator.

Bedroom

8'4" x 6'3" (2.54m x 1.91m)

Double glazed window to front, built-in wardrobes, radiator.

Bathroom

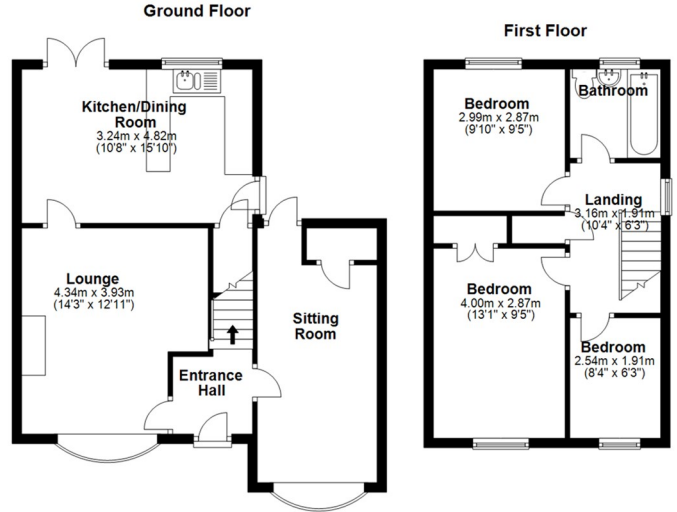
Three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, tiling to all walls, double glazed window to rear, heated towel rail, ceramic tiled flooring.

Outside

To the rear is an enclosed garden which has been developed onto tiers for maximum usage of space and paved patio. To the front is a block-paved driveway.

General

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.



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			
		67	80
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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