Pointons
independent estate agents

St. Nicolas Road, Nuneaton
CV11 6LB
Asking Price £185,000
Freehold - Nuneaton & Bedworth Band: B - EPC: D

* UNEXPECTEDLY AVAILABLE * NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome to market this three bedroom semi detached home situated on St Nicolas Road, Nuneaton. Close to local shops, schools and within walking distance to the train station and town centre, this property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, through lounge/diner and fitted kitchen, to the first floor there are three bedrooms and a family bathroom. To front there is a driveway for a single vehicle and enclosed garden to rear. This property requires some cosmetic modernisation, situated in an excellent location, offered with no upward chain and viewings are strictly via the agent.

Entrance Hall
13'8" x 4'1" (4.17m x 1.24m)
Entrance via front door with under stairs storage cupboard, door leading to:

Lounge/Dining Room
21'8" x 12'2" (6.60m x 3.70m)
With double glazed bay window to front and further double glazed window to rear, radiator, gas fireplace, storage cupboard containing combination boiler and door with stairs leading onto the first floor.

Kitchen
10'10" x 5'11" (3.30m x 1.80m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, fitted extractor hood, two double glazed windows and door to side.

Landing
7'10" x 6'0" (2.40m x 1.84m)
With doors off to various rooms.

Bedroom
10'10" x 9'6" (3.30m x 2.90m)
With double glazed bay window to front and radiator.

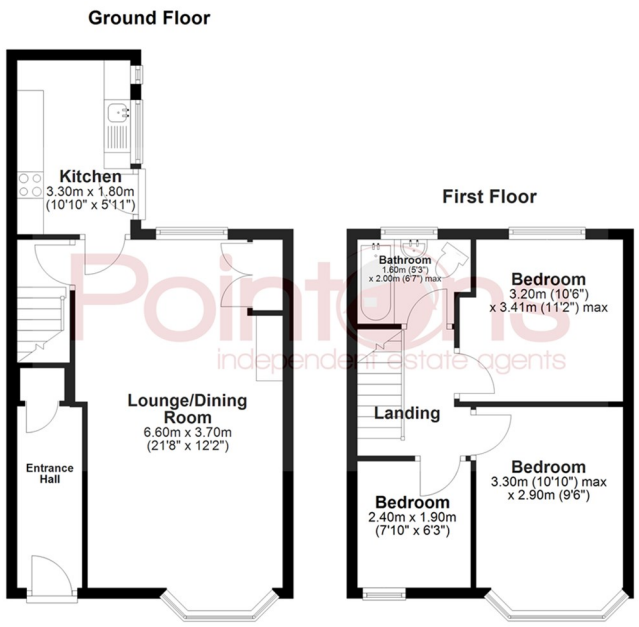
Bedroom
10'6" x 11'2" (3.20m x 3.41m)
With double glazed window to rear and radiator.

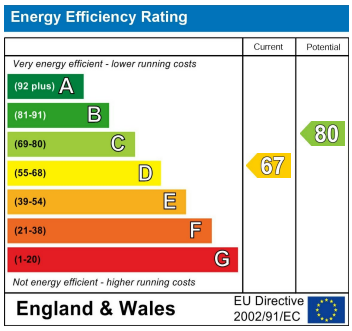
Bedroom
7'10" x 6'3" (2.40m x 1.90m)
With double glazed window to front and radiator.

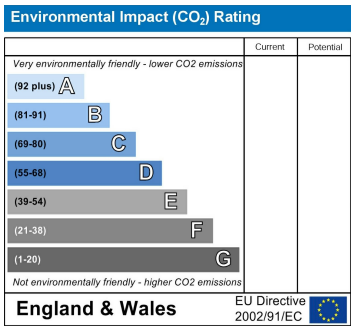
Bathroom
5'3" x 6'7" (1.60m x 2.00m)
Fully tiled suite made up of a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, heated towel rail and obscure double glazed window to rear.

Outside
To front there is a slabbed driveway for a single vehicle and shrubbed sections, side gated access to rear to an enclosed garden made up of patio, lawned and shrub sections, with a brick built store and a free standing shed.

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.







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