



**Cedar Road, Nuneaton
Warwickshire CV10 9DQ
£135,000**

*** NO UPWARD CHAIN *** Pointons Estate Agents are pleased to welcome to market this three bedroom end terraced home on Cedar Road, Camp Hill, Nuneaton. In need of some modernisation, close to local shops, schools and further amenities benefitting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room and kitchen/dining room. To the first floor there are three generous bedrooms and a shower room. To the front there is a gravelled garden with potential to be converted into a driveway, to rear there is an enclosed good sized garden which is mostly paved and stoned. This property would make an excellent first time buyer or buy to let investment, offered with no upward chain and viewings are strictly via the agent on 02476 373300. EPC E



Entrance Hall

Entrance via front door, carpeted, stairs off to the first floor, leading too:

Living Room

19'8" x 9'10" (6.00m x 3.00m)

With double glazed window to front, double glazed sliding door to rear, carpeted, radiator, television and telephone points, coving to ceiling and electric feature fireplace with wooden surround.

Kitchen/Dining Room

19'8" x 10'10" (6.00m x 3.30m)

Fitted with a matching range of base and eye level units with worktop space over, ceramic sink unit with 1 and 1/4 drainer with taps over, eye level oven, four ring gas hob with extractor hood over, tiled splashbacks, space for fridge/freezer, plumbing for washing machine and dishwasher, double glazed window to rear and side, understairs storage cupboard, carpeted and radiator.

Lean-to

With side door leading to front, carpeted and window to side.

Lobby

With window to side, carpeted and side door leading to rear garden.

Landing

With doors off to various rooms, carpeted, electric heater and storage cupboard containing combination boiler.

Bedroom

10'2" x 11'6" (3.10m x 3.50m)

With double glazed window to front, carpeted, radiator and storage cupboard.

Bedroom

9'5" x 13'5" (2.87m x 4.10m)

With double glazed window to rear, carpeted and radiator.

Bedroom

10'6" x 6'3" (3.20m x 1.90m)

With double glazed window to front, radiator and carpeted.

Shower Room

Fitted with a walk in shower with screen, low level WC, hand wash basin with pedestal taps, radiator, tiled splashbacks, obscure double glazed window to rear and anti slip flooring.

Outside

To the front of the property is a gravelled garden with pathway up to front door with side gated access to lean-to. To rear there is a large garden mostly paved and stoned with free standing shed/store.

General Information

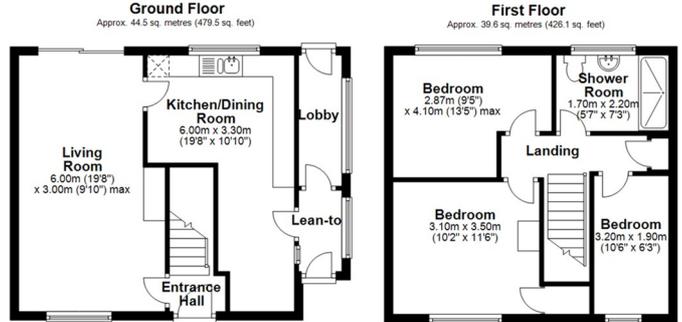
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

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.



Total area: approx. 84.1 sq. metres (905.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		52	
(21-38) F			
(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			
(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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