



**Plot 151 Rochester, Weddington
Nuneaton CV10 0FS
£309,950**

*****LAST PLOT REMAINING & £5000 TOWARDS MOVING COSTS!*****

Pointons are delighted to offer for sale this versatile & spacious four bedroom semi detached house built by Barratt Homes. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, bedroom, ground floor W.C, open plan kitchen/ living area having upgraded built in appliances. To the first floor there is a lounge area & a double bedroom having en-suite shower room. And to the second floor two further bedrooms & a family bathroom. To the front of the property is a driveway providing offroad parking leading onto garage having up & over door. To the rear of the property is an enclosed garden. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. Offered with no upward chain to organise your viewing contact us today. EPC-B



Entrance Hall

Having entrance door.

Bedroom/ Study

9'2" x 7'3" (2.80m x 2.21m)

Double glazed window to front & radiator.

WC

Fitted with two piece wash hand basin with mixer tap and low-level WC, radiator & tiled flooring.

Living room/ kitchen area

23'5" x 13'10" (7.13m x 4.22m)

Kitchen area is 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 mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring electric hob, understairs storage cupboard, tiled flooring, while the living area has TV point, telephone & double glazed French double doors to garden.

Landing

Having radiator, doors off to various rooms & stairs off to second floor.

Bedroom

10'0" x 13'0" (3.06m x 3.95m)

Having two double glazed windows to rear & radiator.

En-suite Shower Room

Fitted with three piece suite with tiled shower cubicle, pedestal wash hand basin with mixer tap and low-level WC, heated towel rail & laminate flooring.

Bedroom/ Lounge

11'10" x 13'0" (3.61m x 3.95m)

Having two double glazed windows, radiator & TV point.

Landing

Having doors off to various rooms.

Bedroom

Having double glazed Vexel window & radiator.

Bedroom

11'4" x 13'0" (3.45m x 3.95m)

Having double glazed Vexel window & radiator.

Bathroom

Fitted with matching three piece suite comprising of panelled bath with shower over & folding glass screen, wash hand basin with mixer tap, low level W.C, tiled flooring heated towel rail & double glazed window.

Outside (Front)

The property is located on a private driveway with driveway located to side of property leading onto garage & front door.

Outside (Rear)

To the rear of the property is a garden with laid lawn & shrub borders.

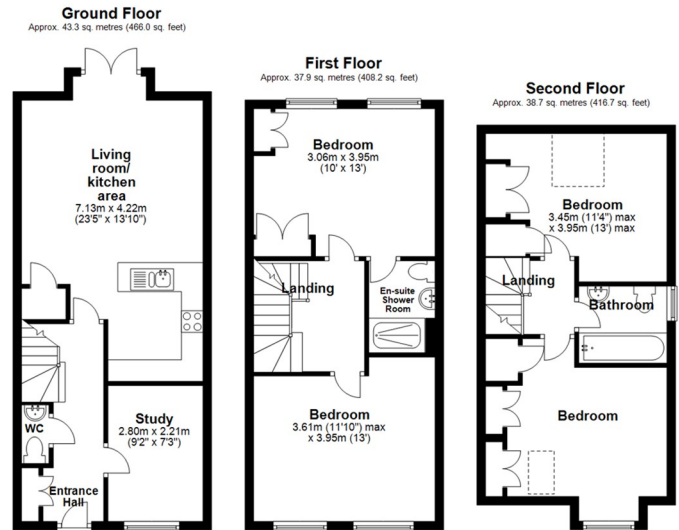
Tenure- Freehold

Council Tax Band-D

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.

Please be advised the photos & measures are used from the showhome & are to be used as a rough estimate of the property.



Total area: approx. 119.9 sq. metres (1290.9 sq. feet)

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	

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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