



**Granby Road, Nuneaton**  
**CV10 8EL**  
**£200,000**

Pointons Estate Agents are delighted to offer for sale this three bedroom end terrace on Granby Road, Stockingford, Nuneaton, close to local shops, schools and within walking distance to Nuneaton town centre and George Eliot Hospital, this property benefits from gas central heating, double glazing, owned outright solar panels and does require internal modernisation. In brief the home comprises of an entrance hall, living room, dining room, and kitchen. To the first floor there are three bedrooms and a family bathroom. To front is a block paved driveway for numerous vehicles, to rear an enclosed private garden, there is also a garage en block. Viewings are strictly via the agent and property is offered with no upward chain.





### Entrance Hall

With stairs off to the first floor, door to living room and storage cupboard containing consumer unit.

### Living Room

15'9" x 12'6" (4.80m x 3.80m)

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

### Dining Room

8'10" x 7'10" (2.70m x 2.40m)

With double glazed window to rear and radiator.

### Kitchen

8'10" x 8'6" (2.70m x 2.60m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit and drainer, plumbing/space for appliances with double glazed window and door to rear.

### Landing

Doors off to various rooms, airing cupboard, access to loft via hatch which is boarded and holds the combination boiler.

### Bedroom

12'2" x 10'10" (3.70m x 3.30m)

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

### Bedroom

10'2" x 9'10" (3.10m x 3.00m)

With double glazed window to front, radiator and fitted wardrobes.

### Bedroom

9'2" x 6'7" (2.80m x 2.00m)

With double glazed window to rear, radiator and storage cupboard.

### Bathroom

7'3" x 6'7" (2.20m x 2.00m)

Fitted with a panelled bath with shower over, WC and hand wash basin with radiator and obscure double glazed window to rear.

### Outside

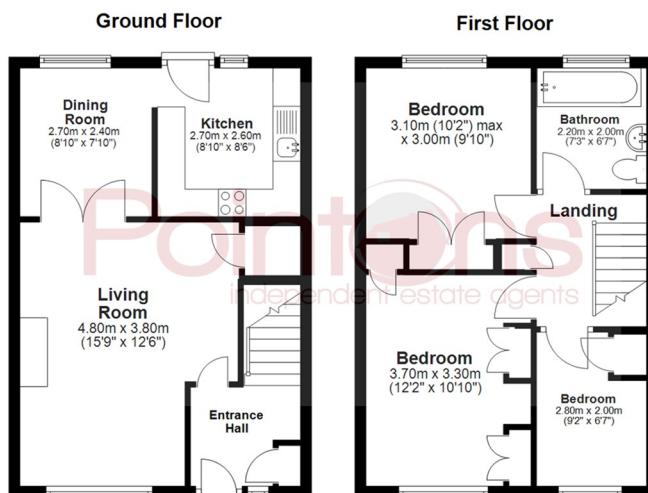
With a block paved driveway to front for numerous vehicles, side gated access to rear garden which is enclosed with lawn and shrub sections.

### Garage

Situated en block with up and over door and power

### 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.



All floor plans are for a guide of the layout and not to scale  
Plan produced using PlanUp.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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