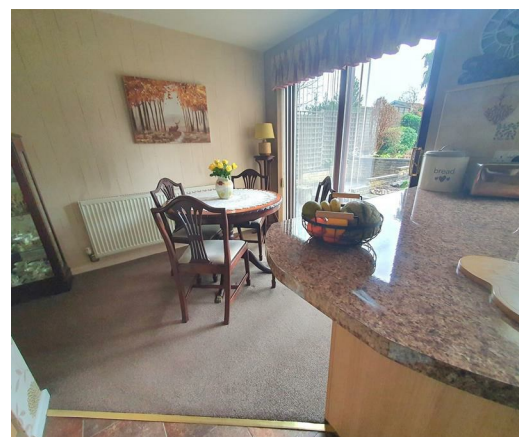
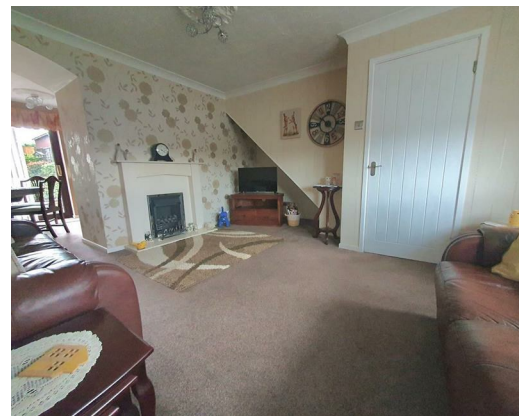




**91 The Raywoods, Glendale, Nuneaton, CV10
7JZ
£240,000**



Pointons Estate Agents are pleased to offer for sale this well presented three bedroom semi detached home on The Raywoods, Glendale, Nuneaton, close to local shops, schools and within walking distance to George Eliot Hospital. This property benefits from gas central heating and double glazing throughout. In brief the residence comprises of a porch, entrance hall, living room and kitchen/dining room. To the first floor there are three bedrooms and a family bathroom. Gardens to front and rear, offered with driveway to front and garage. This property would be essential to view, with viewings strictly via the agent. EPC TBC



Porch

Entrance via front door with obscure double glazed window to front and side, storage containing utility meters, leading to:

Entrance Hall

With laminate flooring, radiator and carpeted stairs off to the first floor, leading to

Living Room 14'1" x 6'7"

With double glazed bay window to front, carpeted, radiator and electric feature fireplace with surround.

Kitchen/Dining Room 10'2" x 14'9"

Fitted with a matching range of base and eye level units with worktop space over, porcelain sink unit with single drainer and stainless steel taps over, built in four ring electric hob, fan assisted oven and extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled splashbacks, double glazed window to rear, radiator, vinyl flooring and carpeted and double glazed sliding door to rear.

Landing

Carpeted with doors off to various rooms and storage cupboard.

Bedroom 13'1" x 8'6"

With double glazed window to front, carpeted, radiator and built in wardrobe.

Bedroom 9'10" x 8'6"

With double glazed window to rear, carpeted, radiator and built in wardrobe.

Bedroom 8'2" x 5'11"

With double glazed window to front, carpeted, radiator and built in wardrobe.

Bathroom 6'3" x 5'11"

Fitted with a panelled bath, low level WC, hand wash basin with mixer tap, tiled splashback, vinyl flooring, heated towel rail and obscure double glazed window to rear.

Outside

To front if a tarmacked driveway offering parking for numerous vehicles, with lawn and shrub sections. To rear an enclosed garden made up of patio, lawn and shrub sections.

Garage 26'7" x 7'10"

Access via up and over door to front and further obscure double glazed door to rear, double glazed window to rear and having power and lighting.

Tenure

Freehold

Council Tax

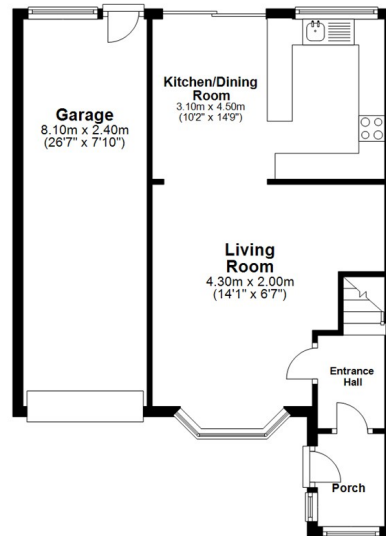
Nuneaton & Bedworth Borough Council - Band C

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.

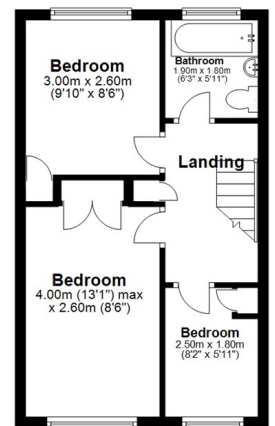
Ground Floor

Approx. 57.3 sq. metres (616.8 sq. feet)



First Floor

Approx. 34.9 sq. metres (376.0 sq. feet)



Total area: approx. 92.2 sq. metres (992.8 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 (CO₂) 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		



WWW.POINTONS-GROUP.COM

Pointons
independent estate agents

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

