



**Atherstone Road, Hartshill  
Nuneaton CV10 0SP  
Asking Price £240,000**

Nestled in the charming area of Hartshill, Nuneaton, this delightful house on Atherstone Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for relaxation and entertaining guests. The well-proportioned layout ensures that each room flows seamlessly into the next, creating a warm and welcoming atmosphere.

The house features two cosy bedrooms, ideal for a small family or professionals seeking a peaceful retreat. Each bedroom is designed to maximise natural light, providing a bright and airy feel. The bathroom is thoughtfully appointed, catering to all your daily needs with ease.

Situated in a desirable location, this property benefits from close proximity to local amenities, schools, and parks, making it an excellent choice for those who appreciate community living. The surrounding area is known for its friendly neighbourhood and convenient transport links, ensuring that you are well-connected to the wider region.

Offered with no chain, this makes this property a consideration for all types of buyers and viewings are by strictest of appointment via the agent.



## Entrance

Via canopy porch and double glazed entrance door leading into:

## Hall

Double glazed window to side, double radiator, wooden laminate flooring, picture rail, textured ceiling, stairs to first floor landing, doors to:

## Reception Room

11'11" x 13'11" (3.63m x 4.25m)

Double glazed bay window to front, coal effect living flame effect gas fire set in Adam style surround and marble effect hearth, wooden laminate flooring, picture rail, textured ceiling.

## Reception Room

12'11" x 10'1" (3.94m x 3.07m)

Double glazed window to rear, wall mounted gas fire, double radiator, TV point, picture rail, textured ceiling, open plan, door to understairs storage cupboard.

## Kitchen

15'3" x 5'1" (4.65m x 1.55m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, plumbing for washing machine, electric point for cooker, double glazed window to side, double glazed window to rear, double glazed door to garden, door to:

## Pantry

Obscure double glazed window to side, quarry tiled flooring.

## Landing

Picture rail, textured ceiling, access to loft space and doors to:

## Bedroom

11'9" x 13'11" (3.59m x 4.24m)

Double glazed window to front, double glazed window to side, radiator, wooden laminate flooring, picture rail, textured ceiling.

## Bedroom

16'6" x 7'7" (5.02m x 2.31m)

Double glazed window to rear, radiator, wooden laminate flooring, picture rail, textured ceiling.

## Shower Room

Recently refitted with three piece suite comprising tiled shower enclosure, vanity wash hand basin with cupboards under and shaver point and close coupled WC ceramic tiling to dado rail, obscure double glazed window to rear, heated towel rail, ceramic tiled flooring, airing cupboard with linen shelving.

## Outside

To the rear there is a large garden which is mainly laid to lawn, shrub borders and paved patio. A greenhouse and a potting shed. This property has an extra wide plot with a detached garage to the side and pedestrian gated access leading to the front where there is a block paved driveway providing parking, further lawn area and enclosed by a wall and wrought iron double gates

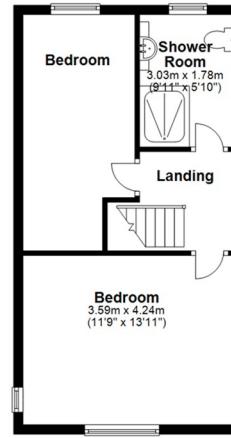
## General

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. Council tax band B payable to North Warwickshire Borough Council.

### Ground Floor



### First Floor



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	
(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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