



**Overbrook Grange, Nuneaton
CV11 6BQ**

Offers Over £90,000

Freehold - Nuneaton & Bedworth Band: A - EPC: D

* WELL PRESENTED TWO BEDROOM PARK HOME WITH NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome to market this well presented park home situated off Watling Street, A5 on Overbrook Grange, Nuneaton. Offering excellent transport links to the towns of Nuneaton, Atherstone, Hinckley and beyond. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, fitted kitchen through to living room, two bedrooms and a bathroom. There is allocated parking for a single vehicle and enclosed patio and decked garden around the park home offering plenty of seating areas with a free standing steel shed. This park home would make an excellent purchase if you are looking to downsize, you can drop your furniture and move straight in! With viewings strictly via the agent.



Entrance Hall

Entrance via front door, with doors off to various rooms.

Living Room

10'10" x 9'6" (3.30m x 2.90m)

With double glazed bay to front and further to side, double glazed sliding door to decked area via side, radiator and gas fireplace featuring surround, open to:

Kitchen

7'7" x 9'6" (2.30m x 2.90m)

Fitted with a matching range of glossed base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer and swan neck taps over, fitted eye level fan assisted oven, plumbing for washing machine and space for fridge/freezer, combination boiler, radiator and two double glazed windows to either side.

Bedroom

8'2" x 9'6" (2.50m x 2.90m)

With double glazed window to side, radiator and two fitted wardrobes.

Bedroom

4'11" x 6'7" (1.50m x 2.00m)

With double glazed window to side, radiator and built in storage cupboard.

Bathroom

4'7" x 6'6" (1.40m x 2.00m)

Fitted with a panelled bath and shower over, low level WC, hand wash basin with pedestal taps with fitted built in storage beneath, radiator and obscure double glazed window to side.

Outside

With allocated parking for a single vehicle, around the park home there is plenty of patio and decked areas to offer plenty of seating spots which was completed in 2025, newly installed lighting system and free standing steel shed

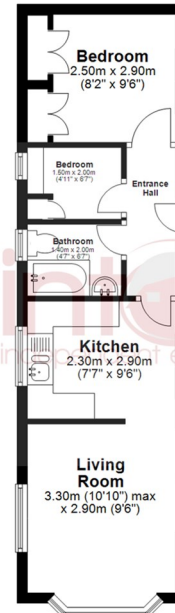
Park Home Estate Charges

There is believed to be a payment of £158.00 per month of the estate charge.

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.

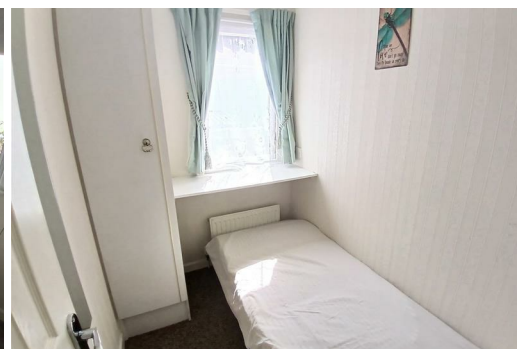
Ground Floor



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

| Energy Efficiency Rating | Current | | Potential |
|---|-------------------------|-----------|-----------|
| | 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 |
|---|-------------------------|-----------|-----------|
| | Current | Potential | |
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
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| (1-20) G | | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
| England & Wales | EU Directive 2002/91/EC | | |



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