



**Hillcrest Road, Nuneaton
CV10 9HH
Offers Over £155,000**

Pointons Estate Agents are delighted to welcome to market this three bedroom mid terrace home on Hillcrest Road, Camp Hill, Nuneaton, close to local shops, schools and further amenities. Benefiting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, lounge/diner and kitchen. To the first floor there are three bedrooms and a shower room. To front is a driveway and to rear an enclosed rear garden.

Viewings are strictly via the agent.



Entrance Hall

Entrance via front door, double glazed window to side and stairs off to the first floor.

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.

Lounge/Dining Room

20'0" x 10'2" (6.10m x 3.10m)

With double glazed window to front, radiator and double glazed sliding doors to rear.

Kitchen

10'10" x 8'2" (3.30m x 2.50m)

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

Landing

Doors off to various rooms and storage cupboard.

Bedroom

9'10" x 15'5" (3.00m x 4.70m)

With two double glazed windows to front, radiator and storage cupboard.

Bedroom

9'10" x 6'11" (3.00m x 2.10m)

With double glazed window to rear and radiator.

Bedroom

8'2" x 8'2" (2.50m x 2.50m)

With double glazed window to rear and radiator.

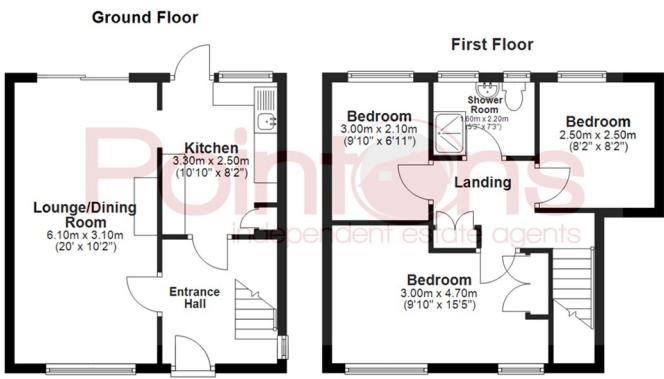
Shower Room

5'3" x 7'3" (1.60m x 2.20m)

Fitted with a shower cubicle, WC, hand wash basin with storage beneath and two obscure double glazed windows to rear.

Outside

To front is a driveway for a couple of vehicles, to rear an enclosed garden made up of lawn and patio sections.



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	47	
(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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