



**Gadsby Street, Attleborough
Nuneaton CV11 4PE
£175,000**

* NO UPWARD CHAIN * Pointons Estate Agents are pleased to welcome to market this much improved traditional three bedroom mid terrace home on Gadsby Street, Attleborough, Nuneaton, close to local shops, schools and within walking distance to the town centre, benefitting from gas central heating and double glazing throughout. In brief the property comprises of a through lounge/diner, fitted kitchen and downstairs bathroom, to the first floor there are three generous sized bedrooms. To front is a fore garden with side gated access to an enclosed rear garden with brick built workshop / store. This property is offered with no upward chain and viewings strictly via the agent.



Entrance

Via double glazed entrance door leading into:

Lounge/Dining Room

27'0" x 11'10" (8.22m x 3.60m)

Double glazed bay window to front, double glazed window to rear, coal effect gas fire set in Adam style surround and marble effect hearth, radiator, wooden laminate flooring, telephone point, TV point and sunken ceiling spotlights, door to staircase and further door to:

Inner Hallway

Doors to storage cupboards and opening into:

Kitchen

13'0" x 7'3" (3.95m x 2.21m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to side, double radiator, ceramic tiled flooring, textured ceiling, double glazed door to garden, door to:

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and low-level WC, extractor fan, obscure double glazed window to rear, ceramic tiled flooring.

Landing

Double glazed window to side, access to loft space, doors to:

Bedroom

11'4" x 13'11" (3.46m x 4.25m)

Double glazed window to front and radiator

Bedroom

11'11" x 10'10" (3.63m x 3.31m)

Double glazed window to rear, ornamental fireplace, radiator and coving to textured ceiling,

Bedroom

12'0" x 7'2" (3.67m x 2.18m)

Double glazed window to rear and radiator.

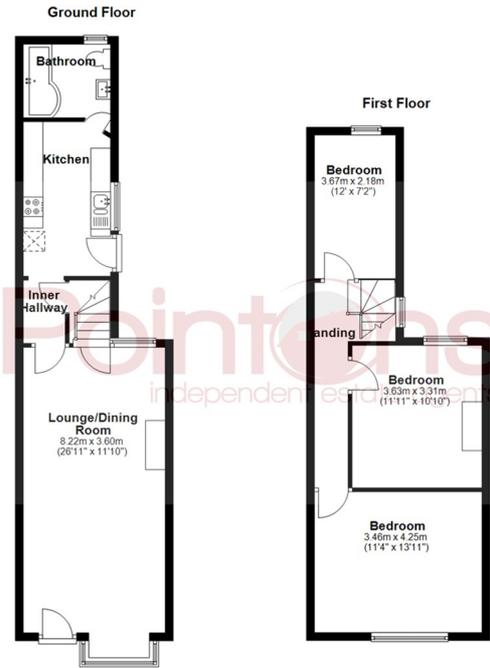
Outside

To the rear is an enclosed garden mainly laid to lawn and paved patio area and gated side pedestrian access. To the rear of the

garden is a larger than average workshop / garden room. To the front is a foregarden providing pedestrian access to entrance

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. Council tax is payable to Nuneaton & Bedworth Borough Council and is BAND A



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 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	



WWW.POINTONS-GROUP.COM

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

