



82 Greenmoor Road, Nuneaton CV10 7EY Asking Price £230,000

Nestled on the charming Greenmoor Road in Nuneaton, this delightful semi-detached house, built in 1936, presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

Upon entering, you are welcomed into an entrance hall leading into a reception room, perfect for entertaining guests or enjoying quiet evenings with family. The layout of the home is both practical and inviting, ensuring a warm atmosphere throughout. The property is offered with no chain, allowing for a smooth and efficient purchase process.

One of the standout features of this residence is the convenient parking space available for two vehicles, a rare find in many urban settings. This added benefit enhances the overall appeal of the property, making it an ideal choice for those with multiple cars or visitors.

In summary, this semi-detached house on Greenmoor Road is a wonderful opportunity to acquire a family home with character, space, and convenience. With its attractive features and prime location, it is sure to attract considerable interest. Do not miss the chance to make this property your own.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Radiator, wooden laminate flooring, textured ceiling, stairs to first floor landing with spindles and door to:

Lounge/Dining Room

23'7" x 16'6" (7.19m x 5.03m)

Double glazed bay window to front, double glazed window to rear, living flame effect gas fire set in Adam style surround and marble effect hearth, double radiator, radiator, wooden laminate flooring, telephone point, TV point, dado rail, textured ceiling, door to boiler cupboard housing combination boiler serving heating and domestic hot water and further door to:

Kitchen

10'1" x 8'3" (3.07m x 2.52m)

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, swan neck mixer tap and tiled splashbacks, integrated fridge/freezer, plumbing for washing machine, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to side, double glazed window to rear, radiator, wooden laminate flooring, double glazed door to garden.

Landing

Double glazed window to side, door to:

Bedroom

13'5" into bay x 10'1" (4.10m into bay x 3.08m)

Double glazed bay window to front, radiator, dado rail, textured ceiling.

Bedroom

10'0" x 10'6" (3.06m x 3.20m)

Double glazed window to rear, radiator, textured ceiling, access to boarded loft via metal ladder with power and light point.

Bedroom

8'0" x 5'9" (2.43m x 1.76m)

Double glazed window to front, radiator, textured ceiling.

Bathroom

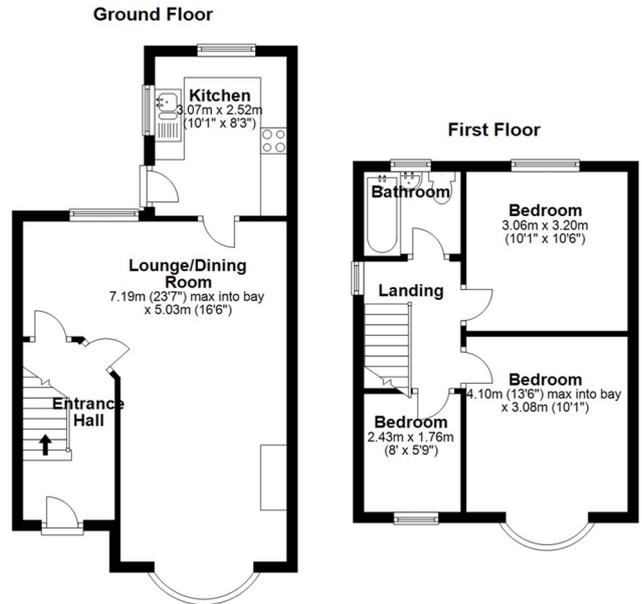
Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, obscure double glazed window to rear, radiator.

Outside

To the rear is an enclosed garden of easy maintenance with timber decking, paving and gravelled area, shed and borders. Gated access to front where this a gravelled driveway providing parking for two cars.

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 is charged at band B payable to Nuneaton & Bedworth Borough Council



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		58	
(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			82
(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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