



**Corrib Road, Nuneaton
Warwickshire CV10 0QF
Offers Over £270,000**

*** 360° VIRTUAL TOUR AVAILABLE *** Pointons Estate Agents are pleased to welcome to market this three bedroom detached residence located on Corrib Road, Nuneaton, close to local shops, amenities and within walking distance to Nuneaton town centre. Situated at the end of the development, built by Redrow in excellent condition throughout benefitting from gas central heating, double glazing throughout and owned outright solar panels. In brief the property comprises of an entrance hall, living room, kitchen/diner and WC. To the first floor there are three good sized bedrooms, with the master benefitting with an en suite and a family bathroom. Outside the property to front is a low maintenance garden with off road parking for multiple vehicles, leading to garage and side gated access to rear with a mostly lawned garden. This property would make an excellent purchase and viewings are strictly via the agents on 02476 373300. EPC C



Entrance Hall

Entrance via front door, carpeted, stairs off to the first floor, radiator, under stairs storage cupboard and doors off to various rooms.

Living Room

15'5" x 11'6" (4.70m x 3.50m)

Double glazed window to front, carpeted, television and telephone points and radiator.

Kitchen/Dining Room

12'3" x 18'7" (3.73m x 5.66m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer with mixer taps, integrated fridge/freezer and dishwasher, built in eye level fitted microwave and fan assisted oven, four ring gas hob with stainless steel splashback and extractor hood over. Tiled flooring and splashbacks, storage cupboard with plumbing, double glazed window to rear and double glazed french doors leading to rear garden.

WC

Fitted with low level WC and hand wash basin with mixer tap, tiled splashback, anti slip flooring, radiator and obscure double glazed window to front.

Landing

With two double glazed windows to side, carpeted, access to loft via hatch, storage cupboard and doors off to various rooms.

Bedroom

11'2" x 11'11" (3.40m x 3.63m)

With double glazed window to front, carpeted, radiator and built in four door fitted wardrobes.

En-suite

Fitted with shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap, vinyl flooring, radiator and obscure double glazed window to side.

Bedroom

11'6" x 11'1" (3.50m x 3.38m)

Double glazed window to rear, carpeted and radiator.

Bedroom

11'6" x 7'2" (3.50m x 2.18m)

With double glazed window to rear, carpeted and radiator.

Bathroom

8'3" x 6'11" (2.51m x 2.12m)

Fitted with panelled bath, low level WC and hand wash basin with mixer tap, tiled splashback, radiator, storage cupboard and obscure double glazed window to front.

Outside

To the front of the property is a low maintenance garden, with lawn and path up to front door, to side is a tarmacked driveway offering parking for numerous vehicles. Access via the side gate to a non over looked rear garden, mostly lawned with shrubs and patio area.

Garage

Access via up and over door with power and lighting

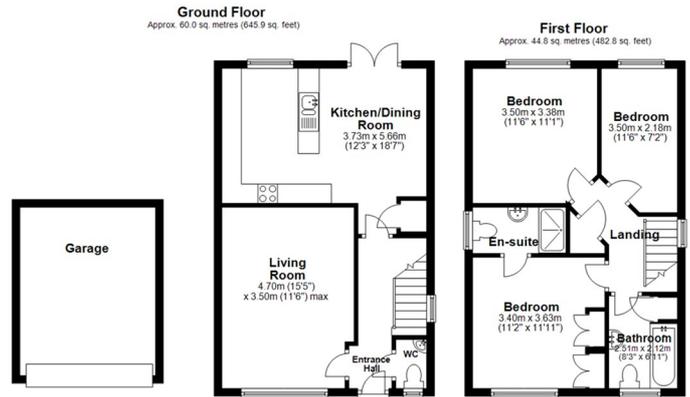
General Information

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.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website. To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience. Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands. Not to touch anything in the property - all doors will be opened and lights must remain on. NO children will be able to attend. Our aim is keep our clients safe during this difficult time.



Total area: approx. 104.9 sq. metres (1128.7 sq. feet)

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	



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