



**Laggan Close, Nuneaton  
CV10 9TF  
Offers Over £220,000**

\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to welcome to market this well presented three bedroom semi detached home on Laggan Close, Nuneaton. Situated on a pleasant cul de sac, 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 with downstairs WC, a lounge/diner and fitted kitchen. To the first floor there are three bedrooms and a family bathroom. To front is a driveway for numerous vehicles with fore garden and to rear and non overlooked garden made up of patio and lawn. This property is offered with no upward chain and viewings are strictly via the agent.



## Entrance Hall

Entrance via front door with doors leading to various rooms.

## WC

With WC, hand wash basin with taps over and obscure double glazed window to front.

## Living Room

15'5" x 14'5" (4.70m x 4.40m)

With double glazed window to front, radiator and stairs off to the first floor.

## Kitchen

8'2" x 14'5" (2.50m x 4.40m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with drainer and taps over, built in four ring gas hob with fan assisted oven and hood over, plumbing/space for appliances, double glazed window and double glazed door to rear.

## Landing

With doors off to various rooms and double glazed window to side.

## Bedroom

13'1" x 8'6" (4.00m x 2.60m)

With double glazed window to front, fitted wardrobes with mirrored frontage and overhead storage and radiator.

## Bedroom

10'6" x 8'6" (3.20m x 2.60m)

With double glazed window to rear and radiator.

## Bedroom

10'2" x 5'7" (3.10m x 1.70m)

With double glazed window to front, storage cupboard containing boiler and radiator.

## Bathroom

5'3" x 5'11" (1.60m x 1.80m)

Fitted with a bath with shower over and folding screen, WC, hand wash basin with taps over and obscure double glazed window to rear.

## Outside

Fore garden to front and tarmacked driveway to side for plenty of vehicles, side gated access to non over looked rear garden which is made up of patio and lawn areas.

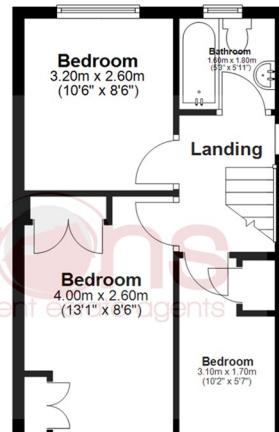
## General Information

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



### First Floor

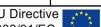


All floor plans are for a guide of the layout and not to scale.  
Plan produced using PlanUp.

### 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<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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