



**Harold Street, Nuneaton
CV11 5QX
£150,000**

Freehold - Nuneaton & Bedworth Band: A - EPC:

CLOSE TO TOWN CENTRE & NO UPWARD CHAIN

Pointons are delighted to offer this three bedroom mid terrace house nestled in a quiet cul-de-sac on Harold Street, Nuneaton, this charming mid terraced house. presents a wonderful opportunity for those looking to create their dream home. With three spacious bedrooms and two inviting reception rooms, this property offers ample space for families or individuals seeking comfort and versatility.

The house is conveniently located near Nuneaton town centre just off Edward Street, located close to the train station, bus station, Ropewalk shopping centre & much more. While the property is in need of renovation offers plenty of potential for the right buyer & a generous garden.

Offered with no upward chain, in brief the property offers double glazing, two reception rooms, kitchen, utility & ground floor bathroom. To the first floor there are three bedrooms. To rear is a landscaped garden.

If you are looking for a project that promises both charm and convenience, this terraced house on Harold Street is not to be missed. Embrace the opportunity to transform this property into a beautiful residence that reflects your style and meets your needs.



Reception Room

11'10" x 10'10" (3.60m x 3.30m)

With double glazed window to front, coving to ceiling and gas fireplace with wooden surround, door leading to:

Reception Room

11'10" x 10'10" (3.60m x 3.30m)

With double glazed window to rear, coving to ceiling and gas fireplace with wooden surround, under stairs storage and door with stairs off to the first floor.

Kitchen

10'6" x 6'3" (3.20m x 1.90m)

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, space/plumbing for appliances, tiled splashback and double glazed window to side.

Lobby

Fitted with base units and worktop space and door leading to rear.

Bathroom

8'2" x 4'7" (2.50m x 1.40m)

Fully tiled suite comprising of a panelled bath with shower over and screen, low level WC, hand wash basin with pedestal taps and obscure double glazed window to side.

Landing

6'7" x 2'7" (2.00m x 0.80m)

With doors off to various rooms.

Bedroom

11'10" x 10'10" (3.60m x 3.30m)

With double glazed window to front and storage cupboard.

Bedroom

11'10" x 7'10" (3.60m x 2.40m)

With double glazed window to rear.

Bedroom

10'6" x 6'3" (3.20m x 1.90m)

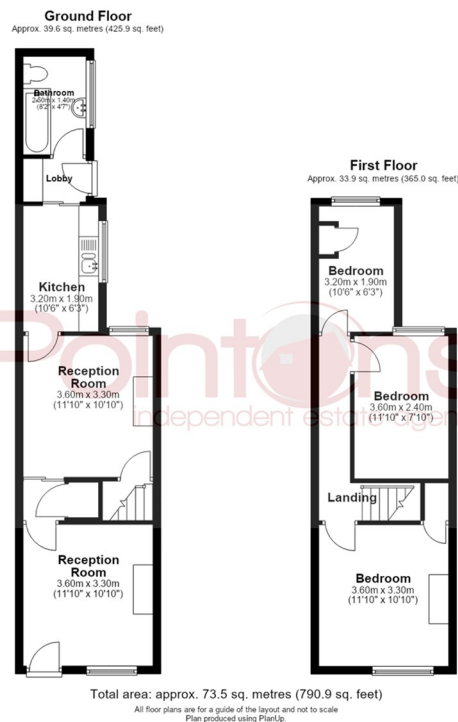
With double glazed window to rear and storage cupboard containing immersion water tank.

Outside

To rear an enclosed garden made up of lawn and patio.

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.



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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