



**Bretts Hall Estate, Nuneaton  
CV10 0PN  
Offers In The Region Of £150,000**

Nestled within the cul-de-sac of Bretts Hall Estate in Nuneaton, this semi-detached house presents an excellent opportunity for those looking to create their dream home. Boasting two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The three well-proportioned bedrooms provide comfortable living quarters, making it ideal for families or those seeking extra room for guests.

The property is in need of updating and modernisation, allowing you to personalise the space to your taste. With no onward chain, this property is ready for a swift transaction, making it an attractive option for buyers eager to move in without delay.

The potential for transformation is significant, and with a little vision and effort, this house can be turned into a stunning residence that reflects your personal style. The location in Bretts Hall Estate offers a friendly community atmosphere, with local amenities and transport links conveniently close by.

This property is a blank canvas waiting for your creative touch. Don't miss the chance to make it your own!





### Entrance

Via canopy porch with double glazed entrance door leading into:

### Entrance Hall

Radiator, stairs to first floor landing and door to:

### Lounge

17'10" x 10'3" (5.43m x 3.12m)

UPVC window to front, uPVC window to rear, two double radiators, door to:

### Kitchen

10'3" x 15'10" (3.13m x 4.83m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, electric point for cooker, two uPVC windows to rear, uPVC window to side, radiator, door to rear garden, archway through to

### Dining Room

10'2" x 10'8" (3.10m x 3.24m)

UPVC window to front, double radiator, wooden laminate flooring, textured ceiling.

### Landing

Access to loft space and doors to:

### Bedroom

12'6" x 11'2" (3.80m x 3.41m)

UPVC window to front, double radiator, door to Storage cupboard.

### Bedroom

8'1" x 7'9" (2.47m x 2.37m)

UPVC window to rear, door to Storage cupboard.

### Bedroom

12'1" x 10'4" (3.68m x 3.15m)

UPVC window to front, radiator, wooden flooring, door to storage cupboard.

### Shower Room

Two piece suite comprising tiled shower enclosure and pedestal wash hand basin, uPVC window to rear, radiator.

### WC

UPVC window to rear, low-level WC, tiling to all walls.

### Boiler Cupboard

Housing wall mounted combination boiler serving heating and domestic hot water.

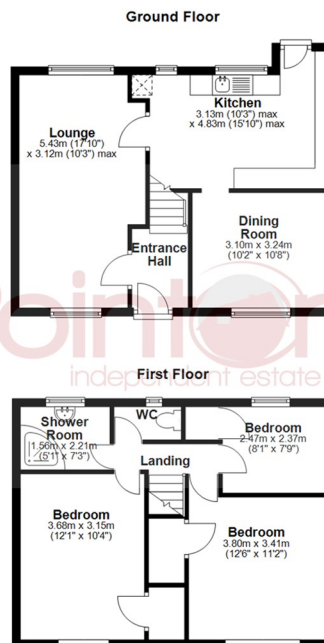
### Outside

To the rear is a garden in need of cultivation, storage shed and green

house, side pedestrian access. To the front is an enclosed garden with pathway 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 North Warwickshire Borough Council and is band B



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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