



Green Lane, Nuneaton CV10 9EQ £210,000

Freehold - Band: B - EPC: D

Pointons are delighted to offer for sale this well-presented, bay-fronted three-bedroom semi-detached house, situated in a popular suburb of Nuneaton. The property is conveniently located close to local shops and amenities, while offering excellent transport links to Nuneaton town centre, Atherstone, Coventry, Birmingham and beyond.

Well maintained by the current owners, the property is ready to move into and would make an ideal purchase for first-time buyers. Benefitting from double glazing and gas central heating, the accommodation briefly comprises an entrance hall, lounge/diner and a refitted kitchen featuring a range of integrated appliances, including a fridge/freezer, washing machine, oven and dishwasher. The family bathroom completes the ground floor accommodation. To the first floor are three bedrooms.

Externally, the property boasts a generous, enclosed rear garden, providing an excellent space for outdoor relaxation and entertaining. To the front, a driveway offers off-road parking for multiple vehicles.

Offering well-presented accommodation, a generous garden and ample parking, this property is an excellent opportunity for first-time buyers and must be viewed to be fully appreciated.

To arrange your viewing, please contact Pointons today.

EPC Rating: D



Entrance Hall

7'11" x 2'8" (2.41m x 0.81m)

Having entrance door, radiator and stairs off to the first floor.

Lounge/Diner

23'2" x 12'5" (7.06m x 3.78m)

Having double glazed bay window to front, feature electric fireplace with hearth, textured ceiling and understairs storage cupboard.

Kitchen

11'0" x 7'9" (3.36m x 2.37m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, built-in fridge/freezer, dishwasher and washing machine, fitted electric fan assisted oven, built-in four ring gas hob, double glazed window to rear, radiator and vinyl flooring.

Hall

3'2" x 7'3" (0.96m x 2.22m)

Having vinyl flooring and double glazed door onto side.

Bathroom

7'7" x 7'3" (2.30m x 2.22m)

Fitted with three piece suite with panelled bath with shower over, taps and folding glass screen, wash hand basin with taps and low-level WC, double glazed window to rear, radiator and vinyl flooring.

Landing

8'10" x 2'6" (2.68m x 0.76m)

Double glazed window to side, access to loft with pull down metal ladder and doors off to various rooms.

Bedroom

9'11" x 13'5" (3.03m x 4.10m)

Having double glazed window to front, radiator and two fitted wardrobes with partial mirror fronted sliding doors having hanging rails and overhead storage.

Bedroom

11'7" x 8'8" (3.52m x 2.64m)

Having double glazed window to rear, radiator and storage cupboard.

Bedroom

8'1" x 6'1" (2.46m x 1.85m)

Having double glazed window and radiator.

Outside (front)

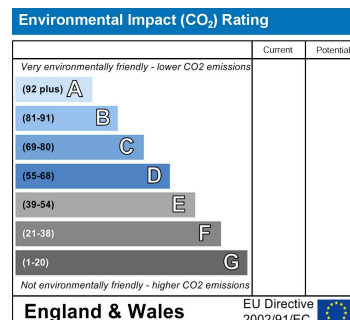
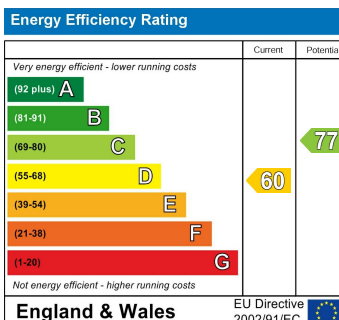
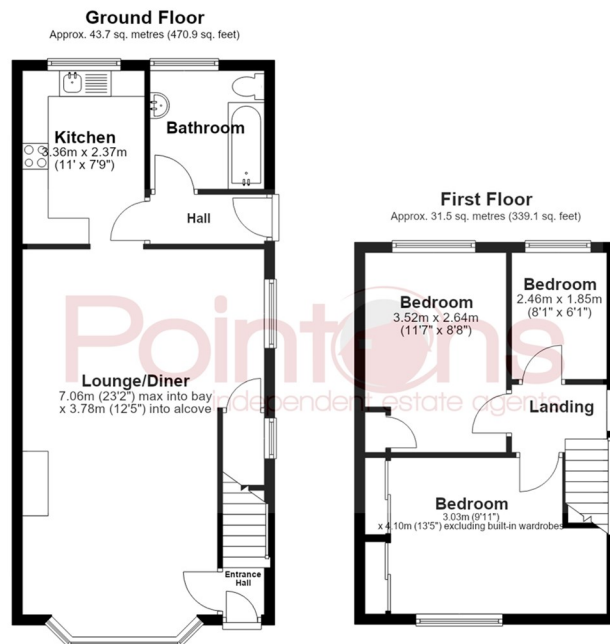
To the front of the property is a tarmaced driveway providing offroad parking for multiple cars leading onto front door and side access to rear.

Outside (rear)

To the rear of the property is an enclosed garden having paved patio area leading onto a lawned section with shrub borders and hard standing for sheds.

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.



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

