



**59 Beverley Avenue, Nuneaton
Warwickshire CV10 9JP
Offers Over £200,000**

*** 360 VIRTUAL TOUR AVAILABLE, NO UPWARD CHAIN *** Pointons Estate Agents are pleased to welcome to market this three bedroom semi detached home on Beverley Avenue on the ever popular estate of Poplar Farm, Nuneaton, close to local shops, schools further amenities. This property consists of single, double glazing and vented heating systems throughout. In brief the property comprises of an entrance hall, lounge/diner, fitted kitchen, inner hall and garage. To the first floor there are three good sized bedrooms and a bathroom with separate WC.

Outside the property to the front there is a lawned garden with also a tarmacked driveway offering parking for numerous vehicles, to the rear is an enclosed garden with stoned and seating areas. This property is offered with no upward chain and viewings are strictly via the agent on 02476 373300. EPC E



Entrance Hall

Entrance via front door with double glazed window to side and wooden flooring.

Lounge/Dining Room

24'1" x 10'10" (7.34m x 3.31m)

Double glazed bow window to front, wooden flooring, gas heated vents, fireplace with wooden surround, television/telephone points and double glazed sliding door to rear garden.

Kitchen

8'4" x 11'10" (2.53m x 3.60m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, space for fridge/freezer and cooker with stainless steel splashback, plumbing for washing machine, double glazed window to rear, tiled flooring, built in steel unit containing heating system and obscure double glazed door to rear garden.

Inner Hallway

Single glazed window to side, thin adhesive vinyl strip flooring, under stairs storage cupboard and doors off to various rooms.

Landing

Doors off to various rooms, stained floorboards and access to loft via hatch.

Bedroom

14'6" x 10'10" (4.41m x 3.31m)

Double glazed window to front, stained floorboards and gas heated vent.

Bedroom

9'7" x 9'2" (2.92m x 2.80m)

Double glazed window to front, stained floorboards and gas heated vent.

Bedroom

9'7" x 10'10" (2.91m x 3.31m)

Double glazed window to rear, carpeted and gas heated vent.

Bathroom

7'9" x 5'9" (2.37m x 1.76m)

Fitted with a hand wash basin with pedestal taps and built in storage below, panelled bath with shower over and curtain, mirrored mounted storage cupboard, storage cupboard, obscure single glazed window to rear and thin adhesive vinyl strip flooring.

WC

Obscure single glazed window to rear, low level WC and thin adhesive vinyl strip flooring.

Outside

To the front of the property there is a tarmacked driveway offering parking for numerous vehicles with lawned section, side gated access leading to a decked seating area and further seating and stoned sections with shrubs and free standing shed.

Garage

17'8" x 9'0" (5.38m x 2.74m)

Entrance 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.

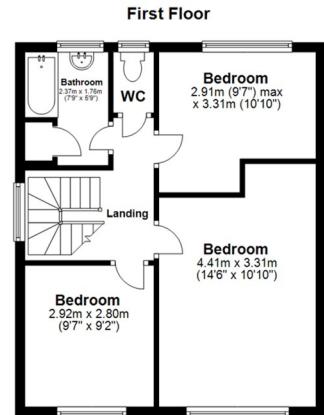
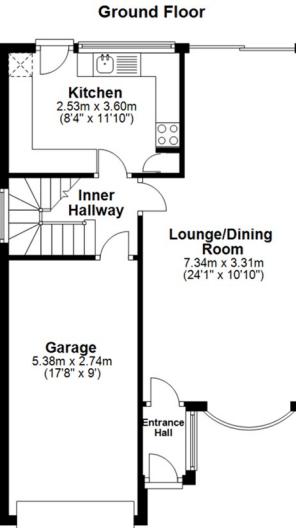
To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

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.



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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