



**97 Brendon Way, Grove Farm
Nuneaton CV10 8NW
Asking Price £135,000**

Pointons are delighted to offer for sale this three bedroom end of terrace house located in Grove Farm, Nuneaton located close to local shops & amenities. The property does require some TLC but does offer plenty of potential for the right buyer. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen/diner, W.C. To the first floor there are three well proportioned bedrooms & a shower room with a separate W.C. To the rear of the property is an enclosed low maintenance garden & to the front a paved garden. To the rear of the property is a garage having up & over door & offroad parking. The property has the added bonus of offering solar panels which are owned outright by the current owners we are advised. We offer this property with no upward chain & the property must truly be viewed to appreciate the space on offer. To organise your viewing contact us today. EPC-D



Entrance Hall

Having entrance door, understairs storage cupboard & stairs off to first floor.

Lounge

17'11" x 10'11" (5.46m x 3.32m)

Double glazed window to rear, further double glazed window to front, fireplace, radiator, telephone point & TV point.

Kitchen/Diner

17'11" x 8'11" (5.46m x 2.72m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer and mixer tap, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, fitted electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, double glazed window to front & radiator.

Hall

Having storage cupboard & double glazed door into garden.

WC

Having double glazed window to rear, fitted with two piece suite wash hand basin with taps and low-level WC.

Landing

Having radiator, storage cupboard housing gas combination boiler serving heating & hot water systems & doors off to various rooms.

Bedroom

11'10" x 9'1" (3.61m x 2.76m)

Having double glazed window to front & access to loft.

Bedroom

6'0" x 10'11" (1.82m x 3.34m)

Having double glazed window & storage cupboard.

Bedroom

8'11" x 14'3" (2.73m x 4.35m)

Having two double glazed windows & three storage cupboards.

Shower Room

Fitted with two piece suite with tiled shower cubicle and wash hand basin with mixer tap, double glazed window to rear & vinyl flooring.

WC

Having low level W.C & double glazed window.

Outside (Front)

To the front of the property is a paved garden with paved pathway to front door.

Outside (Rear)

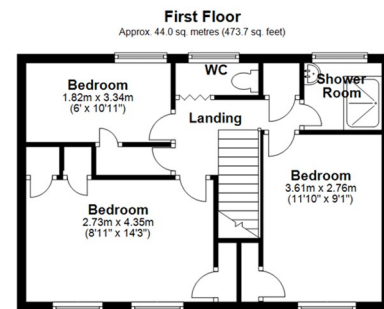
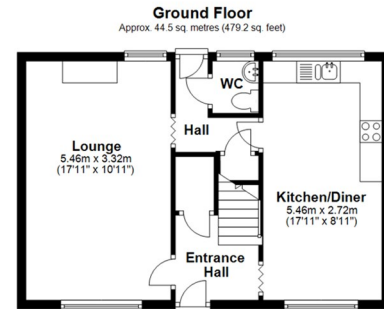
To the rear of the property is enclosed paved garden having access garden & gate for rear access.

Garage

Having up & over door.

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.



Total area: approx. 88.5 sq. metres (953.0 sq. feet)

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	



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

