



**Salisbury Drive, Nuneaton
CV10 9LU
£200,000**

Freehold - Nuneaton & Bedworth Band: B - EPC: C

* NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome for sale this three bedroom semi detached home on Salisbury Drive, Chapel End, Nuneaton. Close to local shops, schools and further amenities. In brief the property comprises of a porch, entrance hall, living room and kitchen/dining room. To the first floor there are three bedrooms and a family bathroom. To front and rear are lawned gardens and garage en block, this property is offered with no upward chain with viewings strictly via the agent.



Porch

With two double glazed windows to side and door to:

Entrance Hall

With stairs off to the first floor, leading to:

Living Room

14'1" x 11'6" (4.30m x 3.50m)

With double glazed window to front, radiator, fireplace with surround and door to:

Kitchen/Dining Room

9'10" x 15'1" (3.00m x 4.60m)

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, built in four ring gas hob with extractor hood over and fan assisted oven, space/plumbing for appliances, radiator, under stairs storage, double glazed window and sliding door to rear.

Landing

With doors off to various rooms.

Bedroom

13'9" x 8'6" (4.20m x 2.60m)

With double glazed window to front and radiator.

Bedroom

10'6" x 8'6" (3.20m x 2.60m)

With double glazed window to rear and radiator.

Bedroom

8'2" x 6'7" (2.50m x 2.00m)

With double glazed window to front and radiator.

Bathroom

With panelled bath with shower over, WC, hand wash basin with taps over, storage cupboard and obscure double glazed window to rear.

Outside

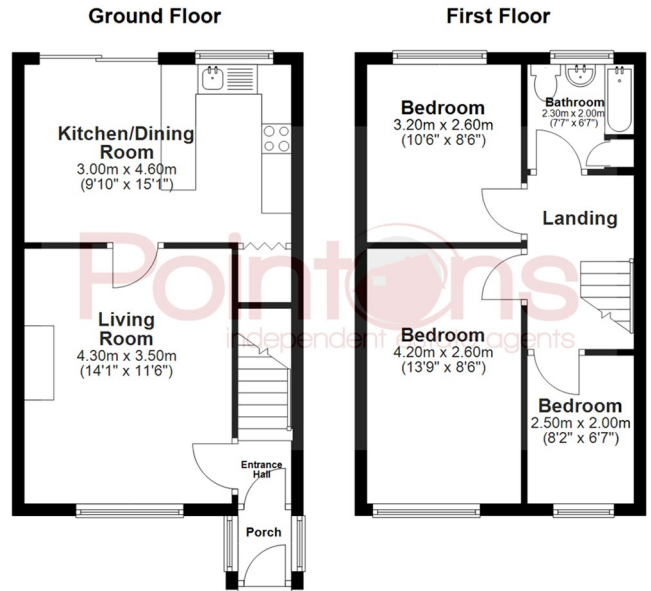
To front is a lawned garden with pathway upto property, overlooking Nuneaton Common, side gated access to rear to enclosed garden made up of lawn and patio areas.

Garage

En block with up and 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.



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			87
			73
		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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