



**Wisteria Way, Nuneaton
Warwickshire CV10 7SS
Offers Over £260,000**

Pointons Estate Agents welcome to market this four double bedroom semi detached home on Wisteria Way, Bermuda Park, Nuneaton, close to local amenities and the motorway network. Benefitting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, kitchen/dining room and downstairs WC. To the first floor there are four double bedrooms with the master benefiting from an en suite and family bathroom. To the front of the property there is off road parking with a low maintenance garden and to rear there is an enclosed garden, there is also a garage accessible front and rear. This property would make an excellent family home with viewings to be arranged strictly via the agent. EPC TBC



Entrance Hall

Entrance via front door, laminate flooring, doors off to various rooms, radiator, storage cupboard and carpeted stairs off to the first floor.

Living Room

16'0" x 11'5" (4.9m x 3.5m)

With double glazed window to front, laminate flooring, radiator, television and telephone points and electric feature fireplace with wooden surround.

Kitchen/Dining Room

20'11" x 9'2" (6.4m x 2.8m)

Fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 and 1/4 drainer, fan assisted built in oven, four ring gas hob with extractor hood over, space for fridge/freezer, plumbing for washing machine and dishwasher, two double glazed windows to rear, radiator, tiled splashbacks, laminate flooring and double glazed french doors leading to rear garden.

WC

With obscure double glazed window to front, low level WC, hand wash basin with pedestal taps with tiled splashbacks, laminate flooring and radiator.

Landing

Carpeted, with double glazed window to side, doors off to various rooms and access to loft via hatch.

Bedroom

16'0" x 11'5" (4.9m x 3.5m)

With double glazed windows to front, carpeted, radiator and fitted wardrobes.

En Suite

5'10" x 5'6" (1.8m x 1.7m)

Fitted with shower cubicle with screen, low level WC, hand wash basin with pedestal taps, tiled splashbacks, radiator and vinyl flooring.

Bedroom

14'5" x 9'6" (4.4m x 2.9m)

With double glazed window to rear, carpeted and radiator.

Bedroom

15'1" x 8'2" (4.6m x 2.5m)

With double glazed window to rear, carpeted and radiator.

Bedroom

8'6" x 9'6" (2.6m x 2.9m)

With double glazed window to front, carpeted and radiator.

Bathroom

9'2" x 6'2" (2.8m x 1.9m)

Fitted with white three piece suite of panelled bath, low level WC, hand wash basin with pedestal taps, vinyl flooring, tiled splashbacks, radiator and obscure double glazed window to front.

Outside

To the front of the property is a low maintenance lawn garden with pathway upto front, tarmacked driveway offering parking for one vehicle, side gated access leading to rear which comprises of a patio and artificial lawn sections.

Garage

18'4" x 7'10" (5.6m x 2.4m)

With up and over door, power and lighting and obscure double glazed door to rear.

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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