



**19 Quantock Drive, Church Farm
Nuneaton CV10 8PU
Asking Price £210,000**

Pointons Estate Agent are pleased to offer this well presented semi detached home located on the popular residential location benefiting from gas central heating and double glazing. In brief the accommodation comprises storm porch, entrance hall, lounge / diner and fitted kitchen. To the first floor there are three bedrooms and fitted bathroom with four piece suite. Outside are gardens to front and rear, a base and dwarf wall for conservatory, detached garage accessed by driveway which provides parking for several vehicle. An internal inspection is recommended and can be arranged by prior appointment via the agent. This property is offered with NO CHAIN



Entrance
Via brick built canopy porch leading to entrance door:

Entrance Hall
Double radiator, wooden laminate flooring, coving to textured ceiling, stairs to first floor landing, door to:

Lounge/Dining Room
26'0" x 18'2" (7.93m x 5.53m)
Double glazed window to front, sealed unit double glazed window to rear, coal effect living flame effect gas fire set in Adam style surround and tiled hearth, telephone point, TV point, wall lights, coving to textured ceiling, door to:

Kitchen
9'2" x 8'0" (2.79m x 2.44m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, gas and electric point for cooker, double glazed window to rear, wooden laminate ceramic tiled flooring with wall mounted boiler serving heating system, double glazed side door to garden.

Landing
Double glazed window to side, coving to textured ceiling, doors to:

Bedroom
14'6" x 9'9" (4.42m x 2.98m)
Double glazed window to front, wooden laminate flooring and double radiator.

Bedroom
11'3" x 8'10" (3.42m x 2.70m)
Double glazed window to rear, radiator, wooden laminate flooring, coving to ceiling.

Bedroom
10'6" x 7'1" (3.20m x 2.17m)
Double glazed window to front, radiator, wooden laminate flooring, textured ceiling.

Bathroom
With fitted with four piece coloured suite comprising panelled bath, pedestal, tiled shower cubicle and low-level WC, tiled splashbacks, shaver point, obscure double glazed window to rear, radiator, textured ceiling, access to loft.

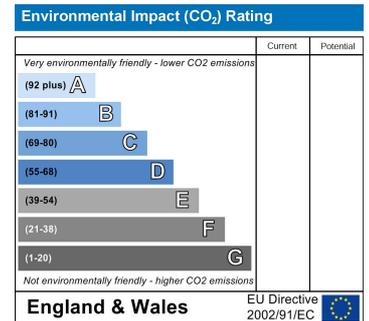
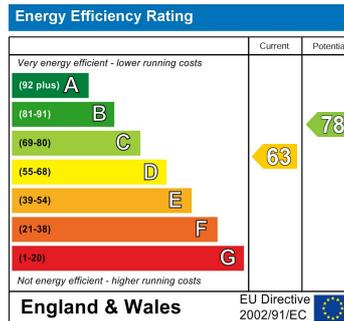
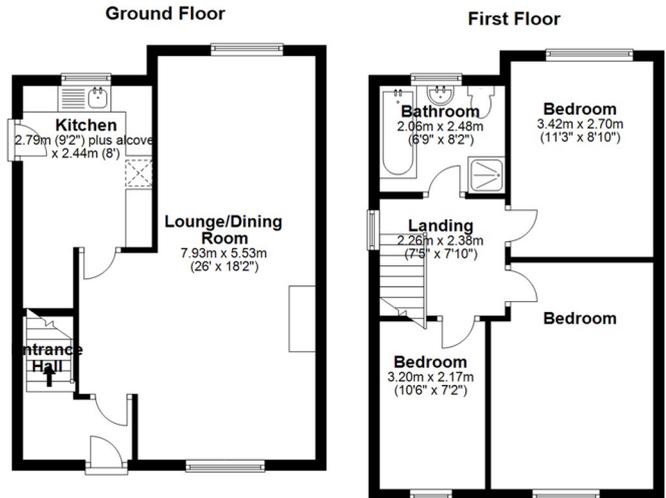
Outside
To the rear is an enclosed garden mainly laid to lawn. A detached brick built garage accessed from the side of the property with gate, part-built base for conservatory. To the front is a block paved driveway providing parking and access to side and garage.

Disclaimer
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.



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