



**6 College Street, Nuneaton
Warwickshire CV10 7BG
Asking Price £260,000**

Pointons are delighted to offer for sale well presented three bedroom detached bungalow located on a generous plot, within walking distance to Nuneaton Town Centre & George Eliot Hospital. This deceptively spacious property offers plenty of pleasing features for the right buyer & must truly be viewed to appreciate. Benefiting from having double glazing & gas central heating in brief the property comprises of porch, entrance hall, lounge, kitchen/diner, conservatory, three bedrooms with the master benefiting from having an en-suite shower room & a family bathroom. To the rear of the property is an enclosed garden & to the front a further shrubbed garden. The property also offers a block paved driveway providing offroad parking & a garage having electric roller door. This property would make an excellent buy & we offer it with no upward chain. To organise your viewing contact us today. EPC-TBC



Porch

Having entrance door.

Entrance Hall

Having radiator, access to loft, storage cupboard & doors off to various rooms.

Lounge

14'11" x 13'10" (4.55m x 4.22m)

Having double glazed bow window to front, double glazed window to side, electric fireplace, radiator, telephone point & TV point.

Kitchen/Diner

18'11" x 11'11" (5.76m x 3.63m)

Fitted with a matching range of wall & base unit with worktop space above, 1 & 1/4 bowl stainless steel sink unit with single drainer & mixer tap, fitted electric fan assisted eye level double oven, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, breakfast bar, four ring gas hob, double glazed by folding doors into conservatory, double glazed door into garden, double glazed window to side & rear & having tiled flooring.

Conservatory

Being of Half brick and uPVC double glazed construction, two ceiling fans with power and lights, radiator, tiled flooring & double glazed French double doors into garden.

Bedroom

11'10" x 10'10" (3.61m x 3.31m)

Double glazed window to rear, further double glazed window to front & radiator.

En-suite

Three piece suite with pedestal wash hand basin with taps, tiled shower cubicle and low-level WC & tiled flooring.

Bedroom

12'0" x 12'6" (3.65m x 3.80m)

Having double glazed window to front & fitted with range of wardrobes comprising two double wardrobes with hanging rail and overhead storage & radiator.

Bedroom

8'0" x 8'6" (2.43m x 2.60m)

Double glazed window to rear & radiator.

Bathroom

Fitted with a three piece suite comprising of jacuzzi bath with shower over & taps, low level W.C & pedestal wash hand basin with base cupboard & taps & having tiled flooring.

Garage

Having electric roller door with power & lighting & rear access door.

Outside (Front)

To the front of the property is a shrub garden with steps down to driveway which is blockpaved offering parking for two cars. To the left hand side of the property is a garage with driveway to front.

Outside (Rear)

To the rear of the property is an enclosed garden having block paved section leading onto a lawned section with shrub boarders.

Tenure- Freehold

Council Tax Band- C

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.

Ground Floor
Approx 124.3 sq. metres (1338.4 sq. feet)



Total area: approx. 124.3 sq. metres (1338.4 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 (CO₂) 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

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