



**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. Benefitting 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 shrubed 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 shrubed 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)

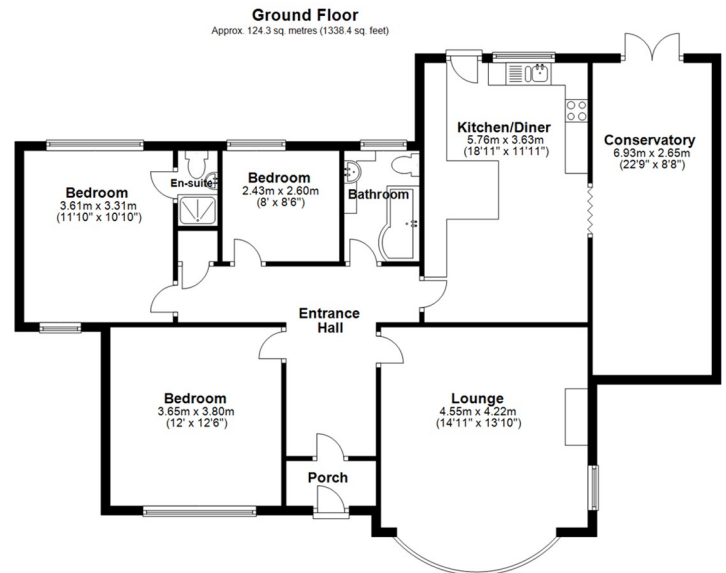
To the rear of the property is an enclosed garden having block paved section leading onto a lawned section with shrub borders.

#### Tenure- Freehold

#### Council Tax Band- C

#### General Information

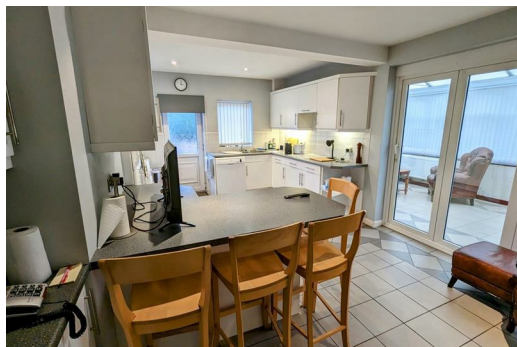
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> 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

