



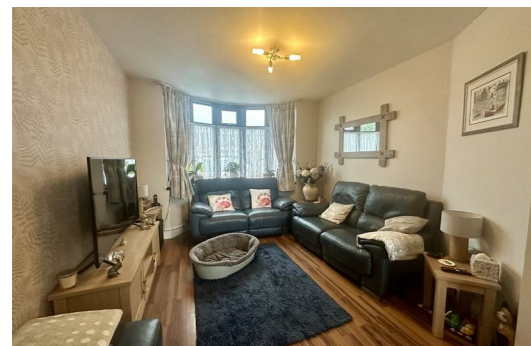
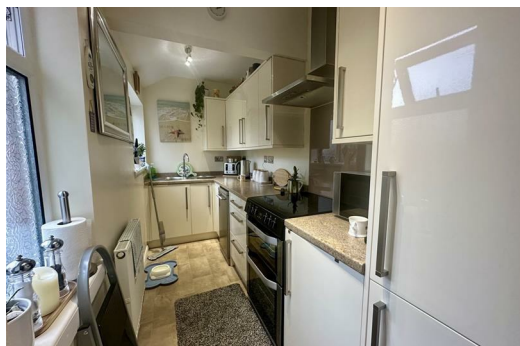
Camp Hill Road, Nuneaton CV10 0JJ £250,000

WELL PRESENTED TWO-BEDROOM SEMI-DETACHED HOUSE WITH LARGE GARDEN & SUMMER HOUSE

Located on Camp Hill Road in Nuneaton, this delightful semi-detached house presents an excellent opportunity for those seeking a comfortable and inviting home. Boasting two well-proportioned bedrooms, this property is perfect for small families, couples, or individuals looking for extra space.

Upon entering, you will find a welcoming reception room that offers a warm atmosphere, ideal for relaxation or entertaining guests. The modern kitchen is a standout feature, equipped with contemporary fittings that make cooking a pleasure. The shower room has also been tastefully updated, ensuring a fresh and stylish space for your daily routines.

One of the highlights of this property is the expansive garden, which includes a charming summer house. This versatile space is perfect for a home office, a creative studio, or simply a peaceful retreat to enjoy the outdoors. The large garden provides ample room for children to play or for gardening enthusiasts to cultivate their green thumb.



Entrance Hall

Double glazed window to side, double radiator, wooden laminate flooring, stairs, door to:

Lounge/Dining Room

25'11" x 8'2" (7.89m x 2.50m)

Double glazed bow window to front, radiator, double radiator, wooden laminate flooring, telephone point, TV point, double opaque sliding patio doors, door to:

Store

Obscure double glazed window to rear.

Fitted Kitchen

14'4" x 4'10" (4.36m x 1.48m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, fridge/freezer and slimline dishwasher, electric point for cooker, two obscure double glazed windows to side, radiator.

Landing

Obscure double glazed window to rear, access to loft area with pull down ladder, double door, door to:

Bedroom

11'10" x 8'7" (3.60m x 2.62m)

Double radiator, door to:

Bedroom

13'8" x 9'11" (4.16m x 3.01m)

Double glazed bow window to front, double radiator, door to:

Shower Room

Three piece suite with tiled shower enclosure with glass screen, vanity wash unit with cupboard under and mixer tap, close coupled WC and heated towel rail, extractor fan tiled splashback, double glazed window to side, ceramic tiled flooring.

Outside

Enclosed rear garden mainly laid to lawn, paved patio, wooden decking, summerhouse with power and lighting and utility store with power and plumbing. Pedestrian access to side. To the front is a driveway providing parking for multiple vehicles and access to entrance.

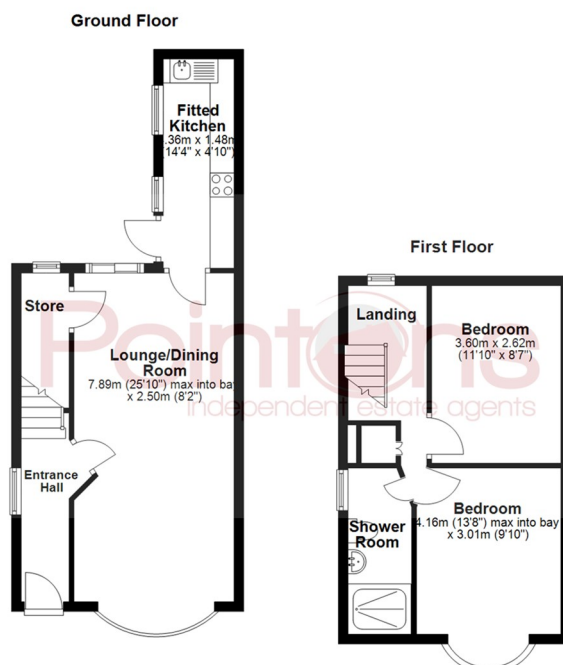
Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We

can confirm the council tax band is B payable to NBBC, EPC rating D

General Information

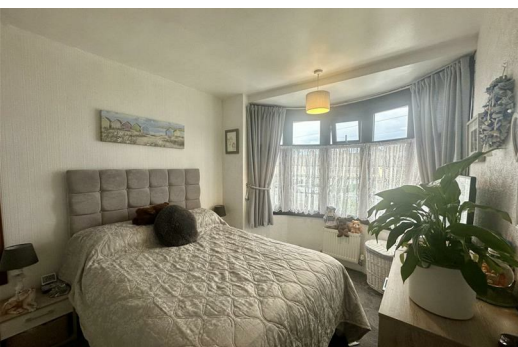
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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	EU Directive 2002/91/EC	79

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	



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

