



**29 Norfolk Crescent, Stockingford
Nuneaton CV10 8BY
£219,950**

Pointons offer for sale this two bedroom detached bungalow located in a popular area of Nuneaton, located close to local shops & amenities as well as offering easy access to Nuneaton Town Centre. The property itself does require renovation but does offer plenty of potential for the right buyer. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, spacious lounge/diner, kitchen, two double bedrooms, conservatory & a refitted shower room. To the rear of the property is a private enclosed spacious garden. And to the front of the property is a further garden plus driveway providing offroad parking for multiple vehicles leading onto garage having up & over door. This property must be viewed to appreciate & would make an excellent purchase for someone looking to downsize. Offered with no upward chain to organise your viewing contact us today.



Entrance Hall

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

Lounge/Diner

19'8" x 11'3" (6.00m x 3.43m)

Having double glazed bow window to front, two radiators, telephone point, TV point & gas fireplace.

Kitchen

10'7" x 8'2" (3.22m x 2.50m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with taps, plumbing for washing machine, space for fridge, freezer and cooker, double glazed window to front, radiator, laminate flooring & two cupboards one housing gas combination boiler serving heating & hot water systems.

Bedroom

14'4" x 11'3" (4.36m x 3.43m)

Double glazed window to rear, radiator & a range of fitted wardrobes having hanging rails & overhead storage.

Bedroom

11'2" x 8'3" (3.40m x 2.52m)

Having tiled flooring, radiator & double glazed sliding doors into conservatory.

Shower Room

Fitted with three piece suite with tiled shower cubicle, pedestal wash hand basin with base cupboard and taps and low-level WC, double glazed window to side & heated towel rail.

Conservatory

Being of a double glazed construction with sliding doors into garden.

Outside (Front)

To the front of the property is a lawned garden with shrub borders & a driveway providing off road parking for multiple vehicles leading onto rear garden & garage.

Outside (Rear)

To the rear of the property is an enclosed garden having paved sections & a lawned area with shrub borders. To the rear of garden is a private pebbled section.

Garage

Having up & over door with power & lighting & single glazed window.

General Information

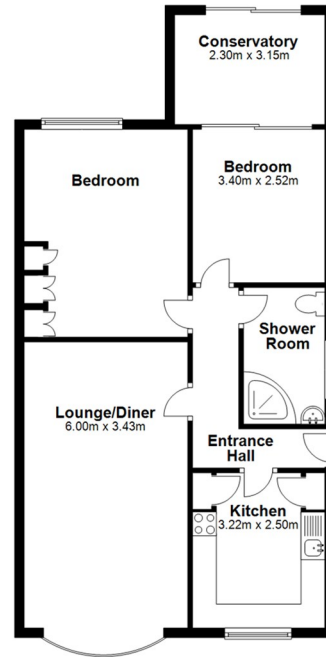
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

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.

Ground Floor



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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