



**Rydal Avenue,
CV11 6HX
Offers Over £325,000**

* NO UPWARD CHAIN * Pointons Estate Agents are delighted to welcome for sale this three bedroom detached home situated on Rydal Avenue, St Nicolas Park, Nuneaton. Located on a cul de sac close to local shops, schools and further amenities, comprising of gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, lounge/dining room and fitted kitchen. To the first floor there are three generous bedrooms and a family bathroom. To front there is a garden and driveway for numerous vehicles, a detached garage and enclosed rear garden to rear, this property is offered with no upward chain and viewings are strictly via the agent.



Entrance Hall

Entrance via front door with storage cupboard and stairs off to the first floor.

Lounge/Dining Room

22'4" x 14'9" (6.80m x 4.50m)

With double glazed window to front, double glazed sliding door to rear, radiator, leading to:

Kitchen

8'10" x 8'2" (2.70m x 2.50m)

Fitted with a matching range of base and eye level units with worktop space over, sink unit with single drainer and taps over, space for appliances, fitted extractor hood, storage cupboard, double glazed window to rear and door to side.

Landing

With doors off to various rooms and double glazed window to side.

Bedroom

10'10" x 10'6" (3.30m x 3.20m)

With double glazed window to front, storage cupboard and radiator.

Bedroom

8'6" x 10'6" (2.60m x 3.20m)

With double glazed window to rear and radiator.

Bedroom

7'10" x 6'11" (2.40m x 2.10m)

With double glazed window to front and side and radiator.

Bathroom

Fitted with a panelled bath with shower over, WC, hand wash basin with taps over and storage beneath and obscure double glazed window to rear.

Outside

To front there is a driveway for numerous vehicles with lawned areas, side gated access to rear, enclosed garden made up of lawn and patio areas with shrubs.

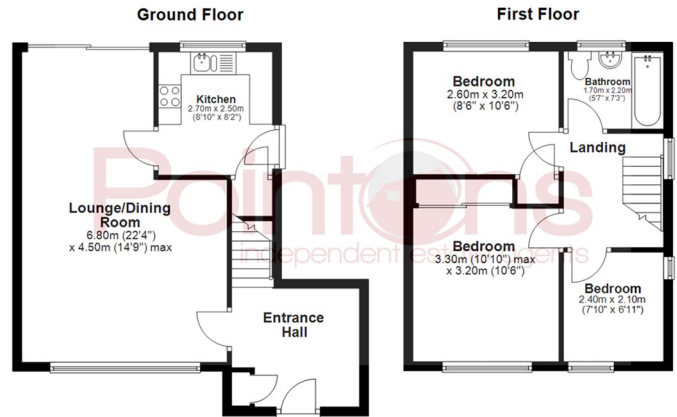
Garage

9'2" x 19'4", (2.80m x 5.90,)

Access via up and over door with power and lighting.

General Information

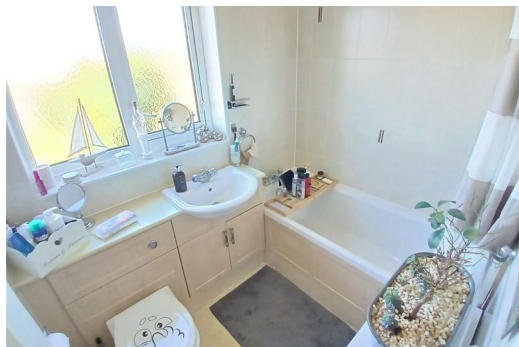
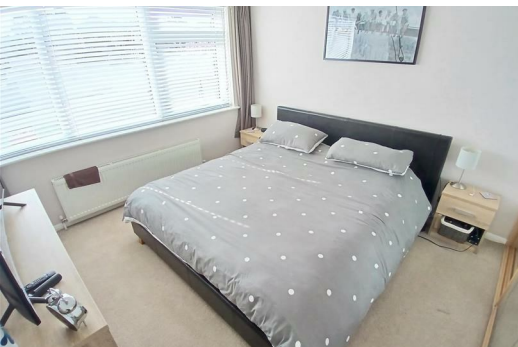
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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	



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