



**Plough Hill Road, Nuneaton
Warwickshire CV10 9NY
Offers Over £160,000**

Pointons are delighted to offer for sale this well presented two bedroom semi detached cottage located on the outskirts of Galley Common, Nuneaton, located close to local shops & amenities. The property oozes with period charm & must truly be viewed to appreciate its character. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen/diner & leanto. To the first floor there are two bedrooms & a bathroom. To the rear of the property is a lawned garden. This property would make an excellent first time buy for someone looking to get onto the property ladder & is offered with no upward chain. To organise your viewing contact us today. EPC-D



Entrance Hall

Having entrance door.

Lounge

13'8" x 13'3" (4.17m x 4.05m)

Having double glazed bay window to front, double radiator, wooden flooring & stairs off to the first floor.

Kitchen/Diner

7'1" x 15'6" (2.15m x 4.72m)

Fitted with a matching range of wall & base units with worktop above, 1+1/4 bowl stainless steel sink unit with single drainer and stainless steel swan neck mixer tap, space for fridge/freezer, fitted electric fan assisted oven, built-in electric hob with extractor hood over, two double glazed windows to rear, radiator & having tiled flooring.

Lean to

Having doors into garden, plumbing for washing machine & wall mounted gas combination boiler serving heating & hot water systems.

Landing

Having storage cupboard & doors off to various rooms.

Bedroom

9'11" x 10'6" (3.03m x 3.19m)

Double glazed window to front, radiator & two storage cupboards off.

Bedroom

7'2" x 7'11" (2.18m x 2.41m)

Double glazed window to rear, radiator & overstairs storage cupboard with hanging rail.

Bathroom

Fitted with three piece suite with panelled bath with shower over, wash hand basin with taps and low-level WC & double glazed window to side.

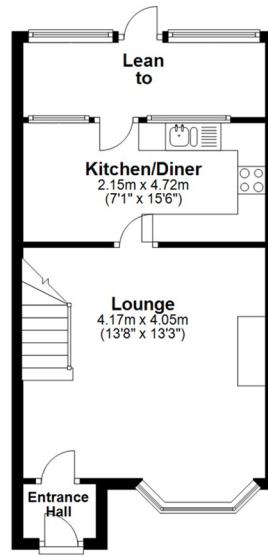
Outside

To the rear of the property is a garden accessed via gate via is lawned.

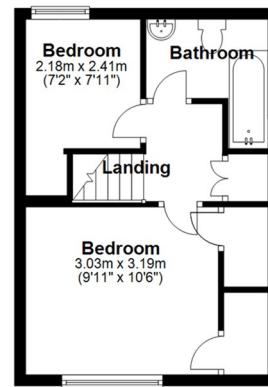
Tenure- Freehold

Council Tax Band-B

Ground Floor
Approx. 35.5 sq. metres (382.3 sq. feet)



First Floor
Approx. 27.5 sq. metres (295.5 sq. feet)



Total area: approx. 63.0 sq. metres (677.8 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	57	
(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		



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



PROTECTED