Pointons
independent estate agents

Berrington Road, Nuneaton
Warwickshire CV10 0LD
£310,000

Freehold - Nuneaton & Bedworth Borough Council Band: C - EPC: D

Pointons Estate Agents are delighted to offer this much improved, extended, double bayed 1930's semi detached property situated on a highly popular and regarded road in the suburbs of Nuneaton having good road networks, access to amenities and local shops as well as being close to countryside with views and walks. This property requires an internal inspection to appreciate the size and quality of accommodation on offer, benefiting from gas central heating and double glazing and comprising of; entrance hall, lounge, stunning kitchen dining family room, guest cloakroom. To the first floor there are three bedrooms and a beautifully fitted shower room. Outside is a garden to the rear, carport, garage and driveway providing parking. Viewing is by prior appointment and is strongly recommended,

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Entrance Via
Double glazed entrance door leading into

Entrance Hall
Window to side with stained glass, radiator, wooden flooring, stairs to first floor landing with spindles, doors to:

Lounge
14'1" x 10'11" (4.29m x 3.33m)
Double glazed bay window to front, radiator, wooden flooring, telephone point, TV point, coving to textured ceiling.

Cloakroom
Obscure double glazed window to side, two piece suite comprising, wash hand basin and low-level WC, ceramic tiled flooring.

Kitchen/Breakfast/Family Room
21'8" max x 17'8" max (6.62m max x 5.41m max)
Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with stainless steel mixer tap, integrated fridge/freezer and slimline dishwasher, fitted eye level electric fan assisted oven, five ring induction hob, built-in microwave, coffee machine and two plate warmers, double radiator, slate tiled flooring with sunken spotlights with wood burner, bi-fold door to garden and door to carport.

Landing
Access to loft space, double glazed window to the side and doors to:

Bedroom
8'2" x 7'0" (2.50m x 2.13m)
Double glazed window to front, fitted wardrobes with hanging rail, radiator, wooden laminate flooring.

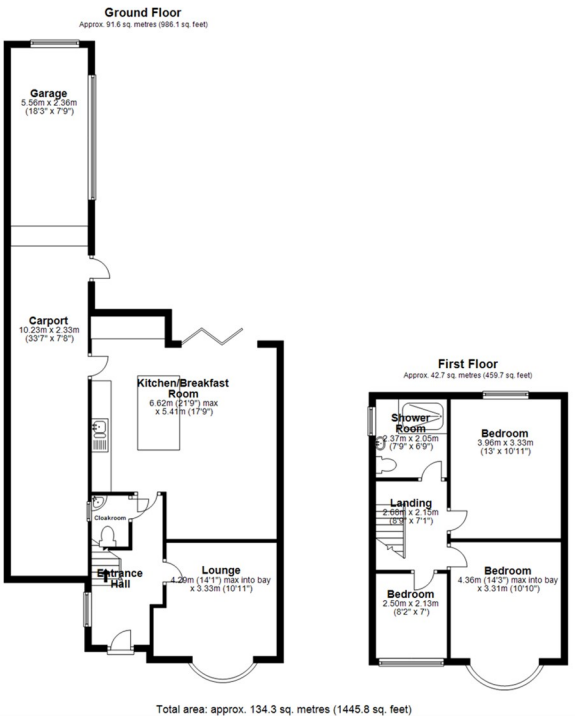
Bedroom
14'4" x 10'10" (4.36m x 3.31m)
Double glazed bay window to front, radiator, wooden flooring, coving to textured ceiling.

Bedroom
13'0" x 10'11" (3.96m x 3.33m)
Double glazed window to rear, fitted wardrobes with hanging rails, shelving and cupboards, radiator, coving to textured ceiling.

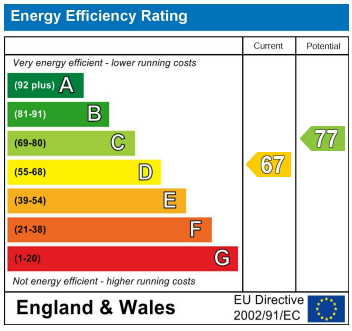
Shower Room
Recently refitted with three piece suite comprising tiled shower area with glass screen, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail, extractor fan tiling to all walls, obscure double glazed window to side, tiled flooring, door to:

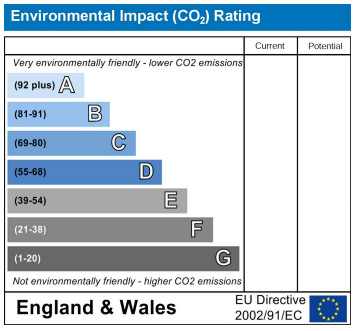
Outside
To the rear of the property is an enclosed garden mainly laid to lawn with shrub borders, paved patio and doorway to carport leading to both a detached garage and to the front of the property where there is a block-paved driveway providing parking

General
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. Council Tax is band C. The EPC was produced prior to installation of central heating and some other remedial works



Total area: approx. 134.3 sq. metres (1445.8 sq. feet)





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