



**Fife Street, Nuneaton
CV11 5PW
Offers Over £130,000**

Pointons Estate Agents are pleased to offer this traditional mid terrace property benefiting from gas central heating and double glazing located in a popular area within close proximity to Nuneaton town centre. In brief the accommodation comprises of; Two reception rooms and fitted kitchen. To the first floor there are two bedrooms and shower room. Outside is a garden to rear. This property is offered with NO CHAIN and does require some modernisation / decoration works. Viewings are by prior appointment via the agent. EPC-E



Entrance via

Double glazed entrance door leading into

Reception Room

12'3" x 11'10" (3.73m x 3.60m)

Double glazed window to front, living flame effect gas fire set in feature surround, door to:

Reception Room

13'7" x 11'10" (4.14m x 3.61m)

Double glazed window to rear, feature fireplace with surround, radiator, door to understairs storage cupboard and inner hallway, archway to:

Kitchen

12'3" x 5'5" (3.73m x 1.65m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with single drainer, mixer tap and tiled splashback areas, space for cooker and fridge, double glazed window to side, radiator

Inner Hallway

Stairs rising to:

Landing

Access to loft space and doors to:

Bedroom

11'11" x 11'4" (3.64m x 3.45m)

Double glazed window to front, radiator, door to Storage cupboard, door to storage cupboard with hanging rail and shelf.

Bedroom

10'2" x 8'4" (3.09m x 2.53m)

Double glazed window to rear, radiator.

Bathroom

Fitted with a three piece suite to comprise; shower cubicle, pedestal wash hand basin, low level w.c., tiling to splashback, radiator double glazed window to rear and door to Storage cupboard. housing central heating boiler serving central heating and domestic hot water.

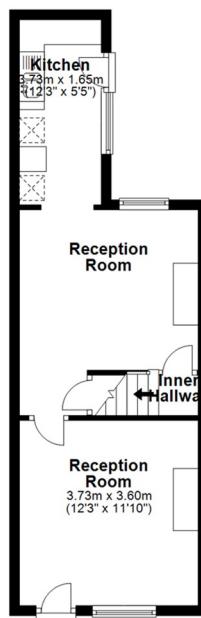
Outside

To the rear is an enclosed garden with shrubs. This property appears to be the last of the access path

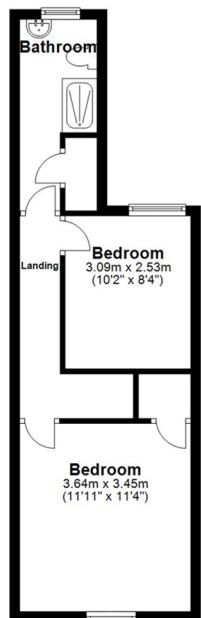
Council Tax

Band A

Ground Floor
Approx. 35.6 sq. metres (382.7 sq. feet)



First Floor
Approx. 33.1 sq. metres (356.7 sq. feet)



Total area: approx. 68.7 sq. metres (739.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	54	
(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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