



**Ashtree Close, Nuneaton  
CV11 6WT  
£254,995**

Pointons Estate Agents are delighted to welcome to market this three bedroom semi detached home on Ashtree Close, Royal Park, Nuneaton. Benefiting from gas central heating and double glazing throughout, in brief the property comprises of an entrance hall, downstairs WC, living room and kitchen/diner. To the first floor there are three bedrooms, with the master benefitting from an en suite and a family bathroom. To the front is a fore garden and tarmacked driveway for multiple vehicles and access to garage. To rear is an enclosed garden made up of patio and lawn areas. Viewings are strictly via the agent.



## Entrance Hall

Via front door with stairs off to the first floor.

## WC

With WC, hand wash basin and obscure double glazed window to front.

## Living Room

17'1" x 12'6" (5.20m x 3.80m)

With double glazed window to front and radiator.

## Kitchen/Dining Room

9'6" x 15'5" (2.90m x 4.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with 1 1/4 drainer and taps over, integrated appliances, four ring gas hob with hood over and eye level assisted oven, storage under stairs and double glazed window and french doors to rear.

## Landing

With doors off to various rooms.

## Bedroom

13'0" x 17'9" (3.95m x 5.40m)

With double glazed window to front and radiator.

## En-suite

Fitted with a shower cubicle, hand wash basin, WC and obscure double glazed window to front.

## Bedroom

9'6" x 8'10" (2.90m x 2.70m)

With double glazed window to rear and radiator.

## Bedroom

9'6" x 6'3" (2.90m x 1.90m)

With double glazed window to rear and radiator.

## Bathroom

5'11" x 5'3" (1.80m x 1.60m)

Fitted with a panelled bath with shower over and screen, hand wash basin and WC.

## Outside

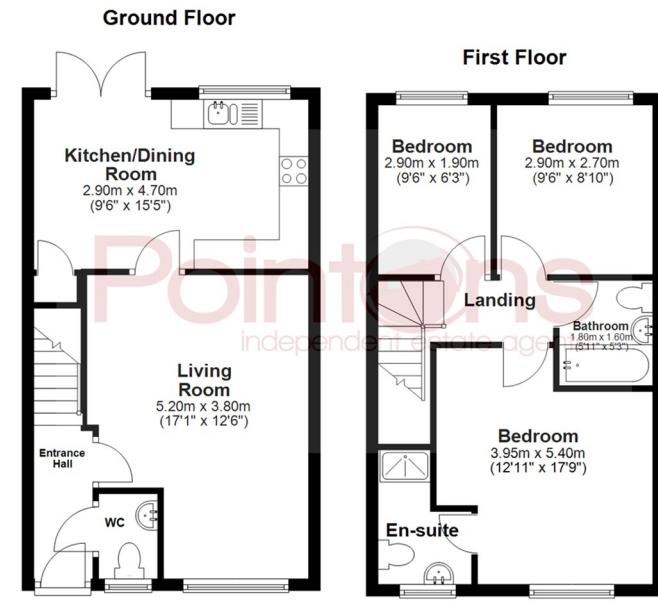
To front of the property is a tarmacked driveway for multiple vehicles, with side gated access to rear made up of patio and lawn areas.

## Garage

With up and over door.

## 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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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