



**284 Cedar Road, Camp Hill
Nuneaton CV10 9DZ
£120,000**

Pointons are delighted to offer for sale this three bedroom mid terrace house located in Camp Hill, Nuneaton. The property itself does require some general modernisation but offers plenty of potential & pleasing features for the right buyer including a refitted walk in shower room, a generous garden, spacious lounge & openplan kitchen/diner. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen/diner. To the first floor there are three bedrooms & a refitted walk in shower room. To the front of the property is a lawned garden with paved pathway to front door. And to the rear a generous garden being half paved & a lawned area. This property would make an excellent first time buyer or buy to let investment and we would expect the property to rent out for around £650 per calendar once renovated. Offered with no upward chain to organise your viewing. Contact us today. EPC-TBC



Entrance Hall

Having entrance door, radiator & stairs off to the first floor.

Lounge

16'11" x 10'8" (5.15m x 3.25m)

Double glazed window to front, gas fireplace with hearth, radiator & double glazed french double doors into garden.

Kitchen/Diner

16'8" x 12'8" (5.07m x 3.86m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, double glazed window to front, double glazed window to rear, two storage cupboards & tiled flooring.

Landing

Double glazed window to rear & doors off to various rooms.

Bedroom

11'2" x 10'10" (3.40m x 3.29m)

Double glazed window to front, radiator & storage cupboard.

Bedroom

9'8" x 6'11" (2.95m x 2.12m)

Double glazed window to rear & radiator.

Bedroom

9'7" x 9'9" (2.93m x 2.97m)

Double glazed window to front, radiator & storage cupboard.

Shower Room

Three piece suite with tiled shower area, pedestal wash hand basin with mixer tap and low-level WC, anti slip flooring, tiled surround, double glazed window to rear & access to loft.

Outside (Front)

To the front of the property is a garden enclosed by hedges with lawned area with paved pathway.

Outside (Rear)

To the rear of the property is a garden having paved area leading onto lawned area with paved pathway to rear of the garden.

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.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this

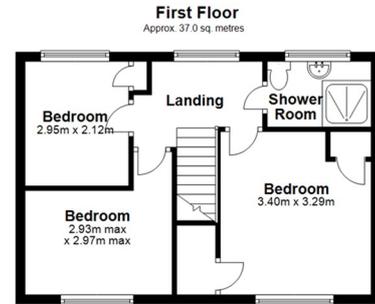
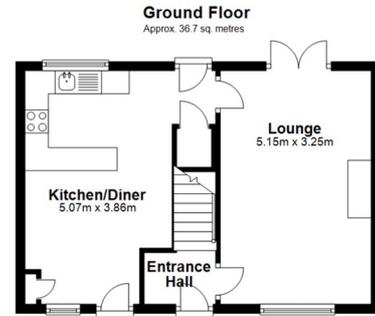
property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



Total area: approx. 73.7 sq. metres

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 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

