



**Plough Hill Road, Nuneaton
CV10 9NY
£175,000**

NO UPWARD CHAIN Pointons Estate Agents are delighted to offer for sale this traditional two bedroom mid terrace residence on Plough Hill Road, Nuneaton, close to local shops, schools and further amenities. This home benefits from gas central heating and double glazing throughout, in brief the home comprises of a living room, kitchen, lobby and downstairs bathroom, to the first floor there are two double bedroom. Fore-garden to front and larger than average rear garden to rear, this property is offered with no chain with viewings strictly via the agent.



Living Room

15'1" x 9'10" (4.60m x 3.00m)

With double glazed window to front, stairs to the first floor and radiator.

Kitchen

10'6" x 9'10" (3.20m x 3.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, fitted four ring gas hob with oven and extractor hood over, space for appliances, radiator and double glazed window to rear.

Lobby

With storage cupboard with plumbing for washing machine and door to rear garden and bathroom.

Bathroom

6'7" x 5'7" (2.00m x 1.70m)

Fitted with a panelled bath with shower over, WC, hand was basin with pedestal taps, radiator and obscure double glazed window to rear.

Landing

With doors off to both bedrooms.

Bedroom

11'10" x 9'10" (3.60m x 3.00m)

With double glazed window to front and radiator.

Bedroom

10'6" x 9'10" (3.20m x 3.00m)

With double glazed window to rear and radiator.

Outside

To front is a fore-garden, to rear an enclosed larger than average garden made up of patio, lawn and decked areas.

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.

Ground Floor



First Floor



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 (CO₂) 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



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