



**Brookdale Road, Nuneaton
CV10 0BL
£240,000**

Freehold - Nuneaton & Bedworth Band: B - EPC:

Nestled on Brookdale Road in the charming town of Nuneaton, this delightful semi-detached house, built in 1930, offers a perfect blend of character and modern living. With two spacious reception rooms, this home is ideal for both relaxation and entertaining. The entrance hall welcomes you into a well-appointed living room and a separate dining room, providing ample space for family gatherings or quiet evenings in.

The fitted kitchen is practical and functional, making meal preparation a breeze. Upstairs, you will find two generously sized double bedrooms, ensuring comfort for all occupants. The shower room is conveniently located on the first floor, adding to the home's practicality.

This property boasts gas central heating and double glazing throughout, ensuring warmth and energy efficiency. The exterior of the home is equally impressive, which is externally insulated, situated on an excellent-sized plot with a substantial rear garden, perfect for outdoor activities or simply enjoying the fresh air. Additionally, there is a garage and parking space for up to two vehicles.

The location is superb, with easy access to the town centre and the train station, making commuting a simple task. Families will appreciate the proximity to Higham Lane School, which is just a stone's throw away. This semi-detached home is a wonderful opportunity for those seeking a comfortable and convenient lifestyle in Nuneaton. Don't miss the chance to make this charming property your own.



Entrance Hall

Entrance via front door with stairs off to the first floor, built in under stairs storage, consumer unit, two obscure double glazed windows to side and doors off to various rooms.

Living Room

11'10" x 10'6" (3.60m x 3.20m)

With double glazed bay window to rear and radiator.

Dining Room

11'2" x 10'10" (3.40m x 3.30m)

With double glazed bay window to front and radiator.

Kitchen

12'2" x 6'3" (3.70m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel bowl sink unit with swan neck taps over, fitted four ring gas hob with extractor hood over and fan assisted oven, plumbing for further appliances, double glazed window and door to rear.

Landing

With doors off to various rooms and double glazed window to side.

Bedroom

10'10" x 13'5" (3.30m x 4.10m)

With double glazed window to front, radiator, fitted wardrobe and storage cupboard.

Bedroom

11'10" x 9'6" (3.60m x 2.90m)

With double glazed window to rear, radiator and fitted wardrobe.

Shower Room

8'6" x 7'3" (2.60m x 2.20m)

Fitted with a walk in shower with glass screen, low level WC, two hand wash basins with pedestal taps and built in storage beneath, heated towel rail, obscure double glazed window to rear and storage cupboard containing Baxi combination boiler.

Outside

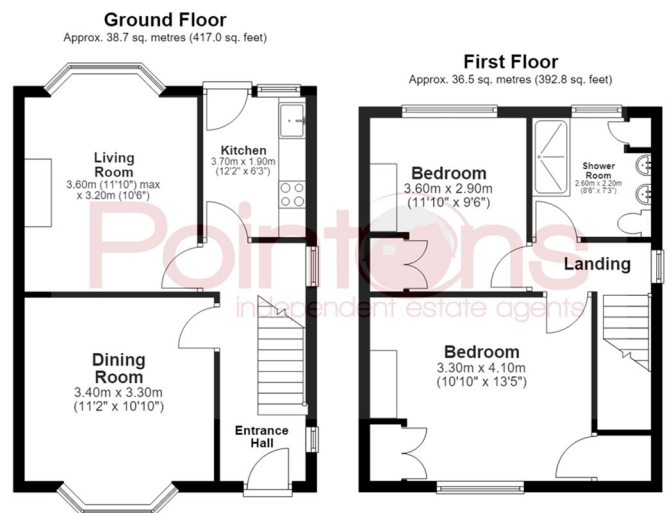
To front is a paved driveway for multiple vehicles, side gated access to rear to a larger than average garden made up of patio and a spacious lawn area.

Garage

Access via 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.



Total area: approx. 75.2 sq. metres (809.8 sq. feet)

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 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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