



**10 Arbury Garth, Nuneaton
Warwickshire CV10 8LA
£260,000**

*** OVER 55'S COMPLEX *** Pointons Estate Agents are pleased to welcome to market this two bedroom link detached dormer bungalow situated on the private estate of Arbury Garth, Stockingford, Nuneaton. Close to local shops and amenities. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, kitchen, conservatory, second bedroom and shower room. To

the first floor there is the master bedroom and bathroom. To the front there is a block paved driveway offering parking for numerous vehicles with entrance to garage, to the rear is an enclosed artificial lawned and patio garden.

Viewings are to be arranged strictly via the agent on 02476 373300. EPC TBC



Entrance Hall

Entrance via front door, stairs off to the first floor, carpeted, radiator, storage cupboard and doors off to various rooms.

Living Room

18'4" x 10'4" (5.59m x 3.14m)

Double glazed french doors leading to conservatory, carpeted, coving to ceiling, radiator and electric feature fireplace with wooden surround.

Kitchen

14'4" x 6'11" (4.38m x 2.11m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with taps and single drainer, plumbing for dishwasher, space for undercounter fridge, fitted electric hob with extractor hood over, eye level built in fan assisted oven, double glazed window to rear, radiator and vinyl flooring.

Conservatory

With double glazed windows to rear and side, double glazed french doors to rear garden, vinyl flooring and door to garage.

Bedroom

13'5" x 10'3" (4.09m x 3.13m)

Double glazed bay window to side, radiator, coving to ceiling and carpeted.

Shower Room

5'5" x 5'7" (1.66m x 1.69m)

Fitted with a low level WC, hand wash basin with mixer tap and built in storage below, shower cubicle with sliding door, heated towel rail and tiled splashbacks and flooring.

Landing

Double glazed window to side, carpeted, doors off to various room and storage into the eaves.

Bedroom

16'6" x 9'8" (5.03m x 2.94m)

Double glazed window to rear, carpeted and radiator.

Bathroom

5'8" x 7'8" (1.72m x 2.33m)

Velux window to rear, low level WC, panelled bath with shower over and screen, hand wash basin with pedestal taps, radiator and non slip flooring.

Outside

To the front of the property there is a block paved driveway with parking for numerous vehicles with stoned section. To the rear an enclosed garden with artificial lawn and patio areas with shrubs and allotments behind.

Garage

With power and lighting, plumbing for washing machine, combination boiler and up and over door.

Service Charge

There is a £100.00 per annum service/maintenance charge for the upkeep of the private estate, this shall need to be verified via the solicitors during the legal proceedings.

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.

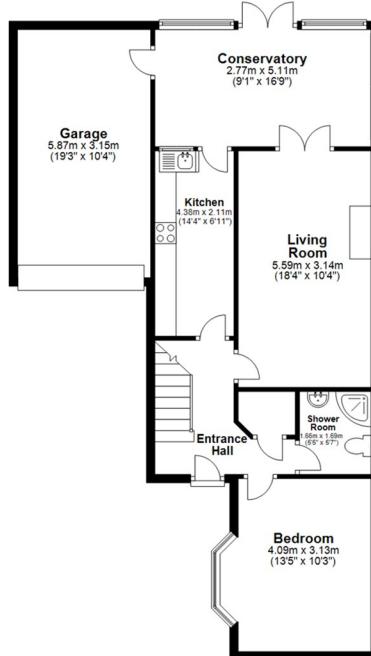
Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

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

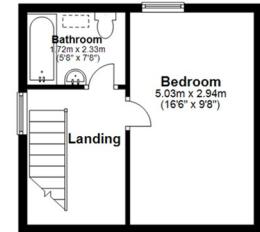
NO children will be able to attend

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

Ground Floor



First Floor



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		



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