



**Bede Road, Nuneaton  
CV10 8HP  
£200,000**

\* NO UPWARD CHAIN \* Pointons Estate Agents are delighted to welcome for sale this extended three bedroom semi detached home on Bede Road, Stockingford, Nuneaton, close to local shops, schools and further amenities. In brief the property comprises of an entrance hall, lounge, kitchen/dining room, utility area and downstairs bathroom. To the first floor there are three generous bedrooms. To front there is a driveway and to rear with side gated access is an enclosed landscaped garden, this property must be viewed and offered with no chain, viewings strictly via the agent.



**Entrance**

Entrance via double glazed entrance door with canopy porch leading into:

**Entrance Hall**

Radiator, dado rail, stairs to first floor, door to:

**Lounge**

12'5" x 14'6" (3.78m x 4.42m)

Double glazed window to front, radiator, wooden laminate flooring, telephone point, TV point, double doors to kitchen and door to under-stairs storage cupboard.

**Kitchen/Dining Room**

13'10" x 11'0" (4.22m x 3.36m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with tiled splashbacks, plumbing for, fridge, freezer and slimline dishwasher, electric fan assisted oven, four ring gas hob with extractor hood over, double glazed window to rear, radiator, wooden laminate flooring, double glazed door to garden, doors to:

**Utility**

2'11" x 7'4" (0.90m x 2.24m)

Plumbing for washing machine, space for tumble dryer, wooden laminate flooring.

**Inner Hallway**

Wooden laminate flooring, sunken ceiling spotlight, door to:

**Bathroom**

Fitted with three piece suite comprising panelled bath with matching telephone style mixer tap, pedestal wash hand basin and low-level WC, two obscure double glazed windows to rear, radiator, sunken ceiling spotlights.

**Landing**

Obscure double glazed window to side, access to loft space, doors to:

**Bedroom**

9'7" x 14'8" (2.92m x 4.47m)

Double glazed window to front, radiator, wooden laminate flooring, sunken ceiling spotlights.

**Bedroom**

11'2" x 8'9" (3.41m x 2.67m)

Double glazed window to rear, radiator, textured ceiling.

**Bedroom**

7'9" x 8'11" (2.37m x 2.72m)

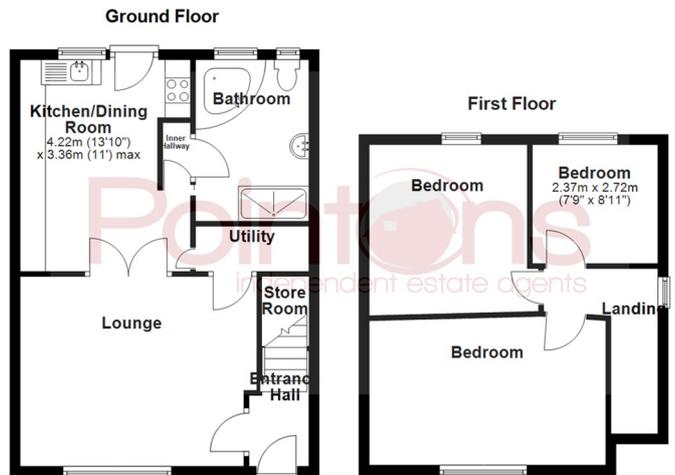
Double glazed window to rear, radiator, wooden laminate flooring, textured ceiling.

**Outside**

To the rear is an enclosed garden of easy maintenance with astro turf, pergola, and storage sheds. Pedestrian access leading to the front where there is a Crete-print hardstanding.

**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. Council tax is payable Nuneaton & Bedworth Borough Council and is Band B



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		86
(69-80)	C		
(55-68)	D	65	
(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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