



**Bramcote Close, Bulkington
CV12 9LA
£329,950**

Freehold - Nuneaton & Bedworth Band: C - EPC: D

* NO UPWARD CHAIN * Pointons Estate Agents welcome to market this spacious three bedroom detached residence, situated on Bramcote Close, Bulkington, close to local shops, facilities within the village and offering excellent transport links. This excellent sized family home, benefits from gas central heating and double glazing throughout, in brief the property comprises of a porch, entrance hall, open living/dining room, kitchen and lean to heading to the rear garden. To the first floor there are three generously sized bedrooms and a shower room. To front there is a off road parking for vehicles, lawned garden and garage with automatic door, to rear there is an enclosed garden via side gated access, offering artificial and shrubbed areas. This home must be viewed, with plenty of potential on offer, viewings are strictly via the agent.



Porch

Entrance via front door with double glazed window to front, light fitting and further internal front door leading to

Entrance Hall

With doors off to various rooms, storage cupboard, stairs off to the first floor and cupboards containing consumer unit and both electric and gas meters.

Living Room

14'9" x 10'10" (4.50m x 3.30m)

With double glazed window to front radiators coving to ceiling and gas fireplace with wooden surround, open to

Dining Room

10'2" x 8'2" (3.10m x 2.50m)

With double glazed sliding doors to rear, radiator and coving to ceiling.

Kitchen

10'6" x 8'10" (3.20m x 2.70m)

Fitted with a matching range of base and eye level units with worktop space over, composite sink unit with 1 and 1/4 drainer and stainless steel swan neck tap over, space for cooker with fitted extractor hood over, integrated fridge/freezer, plumbing for washing machine and radiator.

Lean-to

5'11" x 9'6" (1.80m x 2.90m)

With electric wall heater and double glazed sliding door to rear.

Landing

With double glazed window to side, doors off to various rooms, storage cupboard containing combination boiler with in date service and access to loft via hatch, with pull down ladders which is partly boarded.

Bedroom

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

With double glazed window to front, radiator and numerous fitted wardrobes and units.

Bedroom

10'6" x 10'10" (3.20m x 3.30m)

With double glazed window to rear and radiator.

Bedroom

9'6" x 7'7" (2.90m x 2.30m)

With double glazed window to rear, storage cupboard and radiator.

Shower Room

6'10" x 6'6" (2.10m x 2.00m)

Recently fitted suite with a shower cubicle with sliding screen, low level WC, hand wash basin mixer taps over and plenty of built of storage beneath, heated towel rail and obscure double glazed window to rear.

Outside

To the front of the property there is a block paved driveway for vehicles with beautifully lawned garden with stoned and shrubbed sections, with a double side gated access to rear, which is south facing and is made up of shrubbed and artificial areas.

Garage

16'4" x 8'10" (5.00m x 2.70m)

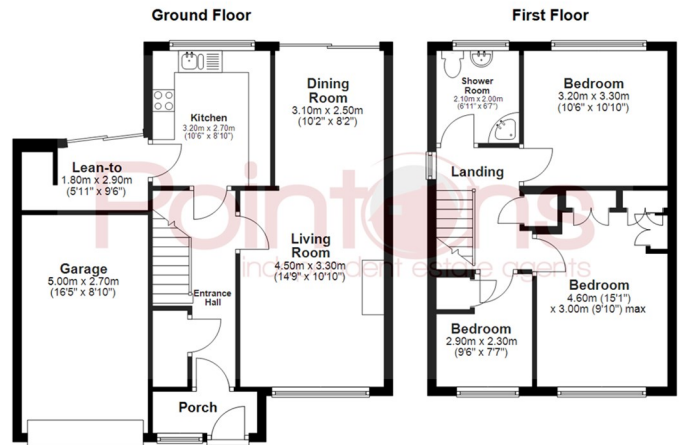
Integrated garage with automatic electric up and over door, offering power and lighting.

Disclaimer

The cul de sac location set to provide access for the new dwellings, due to commence building in the future.

General Information

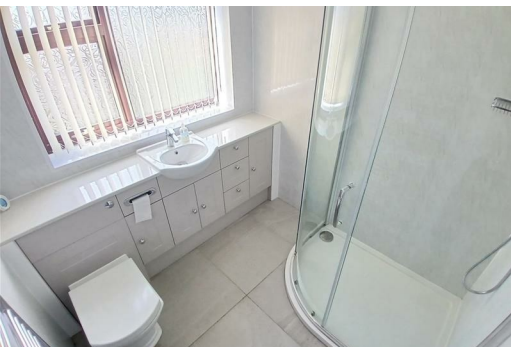
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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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