



**40 Brendon Way, Nuneaton  
Warwickshire CV10 8NW  
Asking Price £130,000**

Pointons are delighted to offer for sale this well presented three bedroom mid terrace house located in Grove Farm, Nuneaton. Benefiting from having double glazing in brief the property comprises of entrance hall, lounge, kitchen/diner. To the first floor there are three bedrooms, bathroom with seperate W.C. To the rear of the property is an enclosed low maintenance garden with garage & to the front a further garden. We offer this property with no upward chain & to organise your viewing contact us today. EPC-E



**Entrance Hall**

Having entrance door, double glazed window to side & stairs off to first floor.

**Lounge**

18'1" x 10'11" (5.50m x 3.33m)

Having two double glazed windows, TV point, telephone & electric heating.

**Hall**

Having understairs storage & door into garden.

**Kitchen/Diner**

18'1" x 8'10" (5.50m x 2.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in electric hob with extractor hood over, double glazed window to front & vinyl flooring.

**Landing**

Having storage cupboard & doors off to various rooms.

**Bedroom**

11'10" x 9'0" (3.60m x 2.74m)

Double glazed window to front & overstairs storage cupboard.

**Bedroom**

6'0" x 8'1" (1.82m x 2.47m)

Double glazed window to rear & vinyl flooring.

**Bedroom**

11'10" x 11'1" (3.61m x 3.38m)

Double glazed window to front.

**Bathroom**

Fitted with two piece suite comprising of bath with shower shower, wash hand basin with mixer tap, tiled flooring & double glazed window to rear.

**WC**

Double glazed window to rear, low-level WC, tiled flooring.

**Outside**

To the rear of the property is a low maintenance garden granting access to garage & gate for rear access.

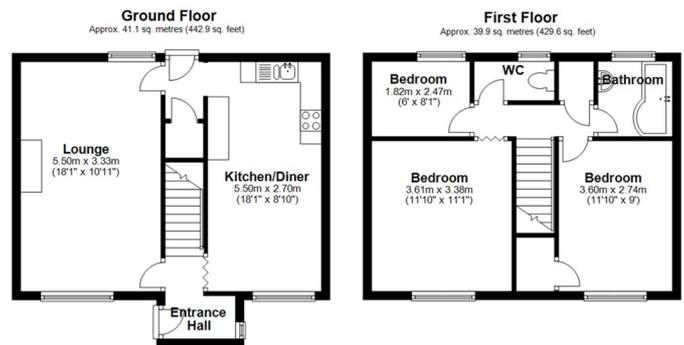
**Garage**

**Tenure- Freehold**

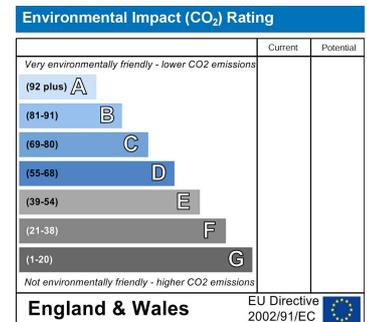
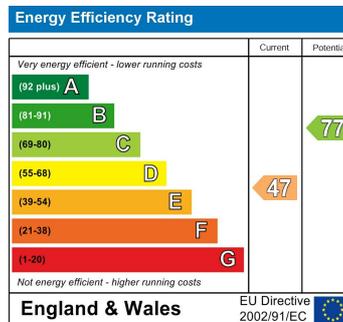
**Council Tax Band-A**

**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. 81.1 sq. metres (872.6 sq. feet)



**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

