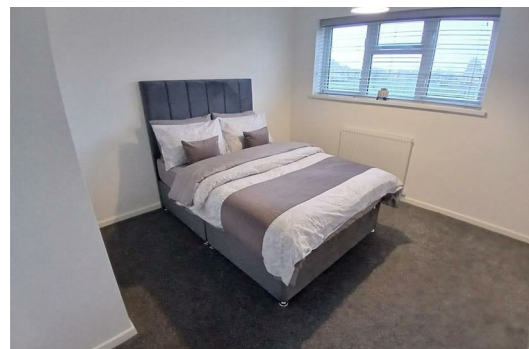




**The Dingle, Camp Hill
Nuneaton CV10 9DH
Offers Over £210,000**

* NO UPWARD CHAIN * Pointons Estate Agents are delighted to offer for sale this recently renovated three bedroom mid terrace home on The Dingle, Camp Hill, Nuneaton, close to local shops, schools and further amenities, benefitting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room and kitchen/diner with built in appliances. To the first floor there are three generous bedrooms, a family bathroom with separate WC. To front is a block paved driveway for numerous vehicles and an enclosed garden to rear. This home would make an excellent purchase, viewings are recommended and strictly via the agent.



Entrance Hall

Via front door with door to living room and stairs off to the first floor.

Living Room

17'9" x 10'6" (5.40m x 3.20m)

With double glazed window to front, newly laminated flooring, fireplace with surround, radiator and double glazed french doors to rear garden.

Kitchen/Dining Room

17'9" x 13'1" (5.40m x 4.00m)

Recently fitted kitchen with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, built in induction hob with fan assisted oven and hood over, integrated dishwasher and washing machine, fitted made to measure american fridge/freezer, newly laminate flooring, three storage cupboard each containing Baxi combination boiler, consumer unit and gas meter, radiator, obscure double glazed window and door to rear with further door and double glazed window to front.

Landing

With double glazed window to rear, newly carpeted and doors off to various rooms.

Bedroom

11'10" x 10'6" (3.61m x 3.20m)

With double glazed window to front, newly carpeted, storage cupboard and radiator.

Bedroom

10'10" x 10'2" (3.30m x 3.10m)

With double glazed window to front, newly carpeted, storage cupboard and radiator.

Bedroom

8'2" x 7'7" (2.50m x 2.30m)

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

WC

Fitted with WC, tiled flooring and obscure double glazed window to rear.

Bathroom

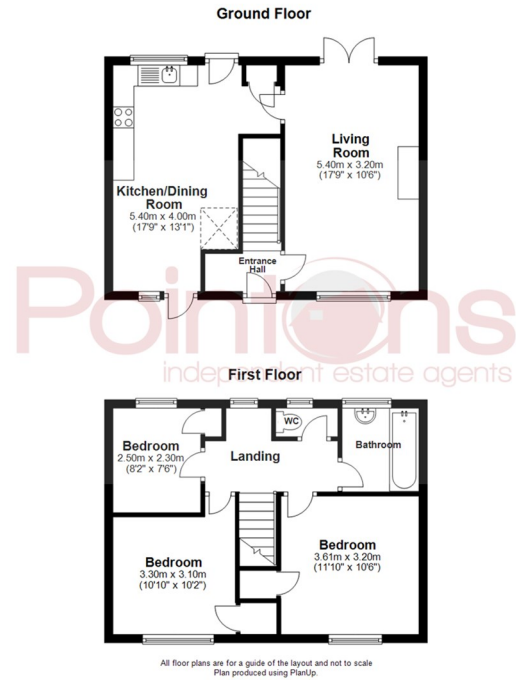
Recently fitted bathroom with panelled bath with shower over and glass screen, hand wash basin with mixer tap and storage beneath, radiator, tiled flooring and splashback with obscure double glazed window to rear. Also with access to loft via hatch.

Outside

To front there is a block paved driveway for numerous vehicles, to rear an enclosed garden made up of lawn and patio.

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.



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	84

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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