



**8 St. Nicolas Road, Nuneaton  
Warwickshire CV11 6LD  
Asking Price £249,950**

Pointons are delighted to offer for sale this well presented & extended three bedroom semi detached house located in a popular part of Nuneaton close to Nuneaton Town Centre, train station & bus station. Benefitting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, dining room, spacious kitchen having integrated appliances including dishwasher, washing machine & a range cooker. To the first floor there are three bedrooms & a family bathroom. To the rear of the property is an enclosed garden complete with summer house. And to the front of the property is a block paved driveway providing offroad parking. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. Offered with no upward chain to organise your viewing contact us today. EPC-TBC



**Entrance Hall**

Having entrance door, solid oak flooring, radiator & understairs storage cupboard.

**Lounge**

12'10" x 12'0" (3.92m x 3.67m)

Having double glazed bay window to front, feature fireplace with hearth, radiator, telephone point, TV point & picture rail.

**Dining Room**

11'5" x 12'5" (3.49m x 3.78m)

Having radiator, solid oak flooring & stairs off to the first floor.

**Kitchen**

11'6" x 14'7" (3.51m x 4.44m)

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, built-in dishwasher and washing machine, space for fridge/freezer, range cooked double glazed window to rear, skylight, tiled flooring & double glazed French double doors into garden.

**Landing**

Having doors off to various rooms & access to loft.

**Bedroom**

14'4" x 10'4" (4.36m x 3.16m)

Having double glazed bay window to front, double radiator & laminate flooring.

**Bedroom**

10'6" x 10'0" (3.21m x 3.06m)

Double glazed window to rear & laminate flooring.

**Bedroom**

7'11" x 5'6" (2.42m x 1.67m)

Double glazed window to front, radiator & laminate flooring.

**Bathroom**

Fitted with three piece suite with panelled bath with shower over, taps and curtain rail, wash hand basin with taps and low-level WC, double glazed window to rear, radiator & tiled flooring.

**Outside (Front)**

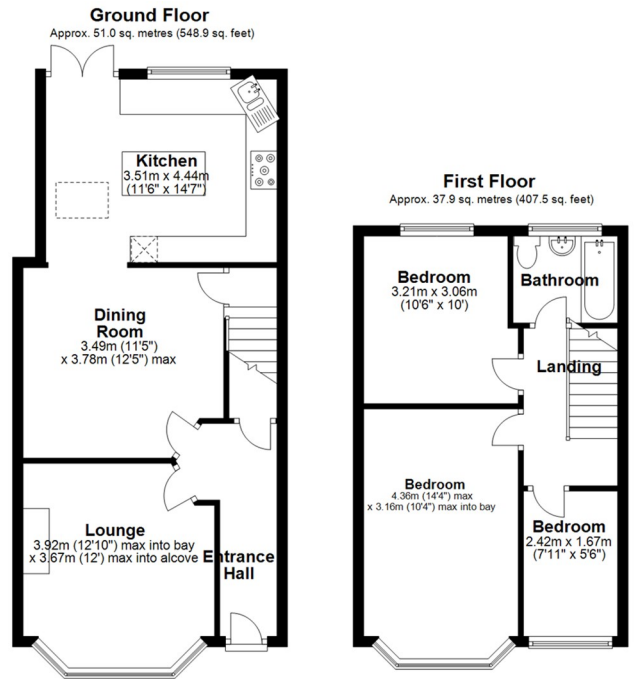
To the front of the property is a block paved driveway & side access to rear garden through gates.

**Outside (Rear)**

To the rear of the property is an enclosed garden having paved patio area leading onto pebbled section & a lawned section with shrub borders. To the bottom of the garden is a timber built summerhouse.

**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. 88.9 sq. metres (956.5 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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