



**84 Berrington Road, Nuneaton
Warwickshire CV10 0LB
£315,000**

Pointons are delighted to offer for sale this extended & modernised three bedroom linked detached house located on a popular road close to local shops & amenities as well as granting easy access to Nuneaton & Atherstone town centres. The property itself has been vastly improved to offer an extended kitchen/diner, a refitted bathroom & kitchen & much more. Benefiting from having double glazing & gas central heating in brief the property comprises of entrance hall, lounge, kitchen/diner, utility, ground floor W.C. To the first floor there are three well proportioned bedrooms & a refitted family bathroom. To the rear of the property is an enclosed garden. And to the front of the property a driveway providing offroad parking leading onto a larger than your average garage. This property would make an excellent family home for many years to come & must truly be viewed to appreciate. To organise your viewing contact us today. EPC-D



Porch

Having entrance door.

Entrance Hall

Having radiator, laminate flooring, stairs off to the first floor & storage cupboard having double glazed window.

Lounge

16'6" x 10'11" (5.03m x 3.34m)

Double glazed window to front, double radiator, laminate flooring, telephone point & TV point.

Kitchen/Diner

23'2" x 18'9" (7.07m x 5.71m)

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, space for fridge/freezer, fitted electric fan assisted double oven, built-in five ring gas hob with extractor hood over, double glazed window to side, double glazed window to rear, laminate flooring, breakfast bar, wall mounted gas combination boiler serving heating system and domestic hot water & double glazed French double doors into garden.

Utility

11'0" x 8'4" (3.36m x 2.55m)

Having stainless steel sink, plumbing for washing machine and tumble dryer, tiled flooring, storage cupboard, access to garage & double glazed door into garden.

WC

Having low level W.C & tiled flooring.

Landing

Having access to loft, double glazed window to side & doors off to various rooms.

Bedroom

12'11" x 11'2" (3.94m x 3.40m)

Having double glazed window to front & radiator.

Bedroom

8'1" x 7'5" (2.46m x 2.27m)

Double glazed window to front, radiator & handy store cupboard.

Bedroom

12'11" x 11'2" (3.93m x 3.40m)

Double glazed window to rear & radiator.

Bathroom

Fitted with three piece suite with panelled bath with rainfall shower over, central mixer tap and folding glass screen, wash hand basin with draws underneath and mixer tap and low-level WC, double glazed window to side, heated towel rail, laminate flooring & handy store cupboard.

Garage

Having up & over door with power & lighting & further double glazed door onto front.

Outside (Front)

To the front of the property is driveway providing offroad parking having brick surround leading onto front door & garage.

Outside (Rear)

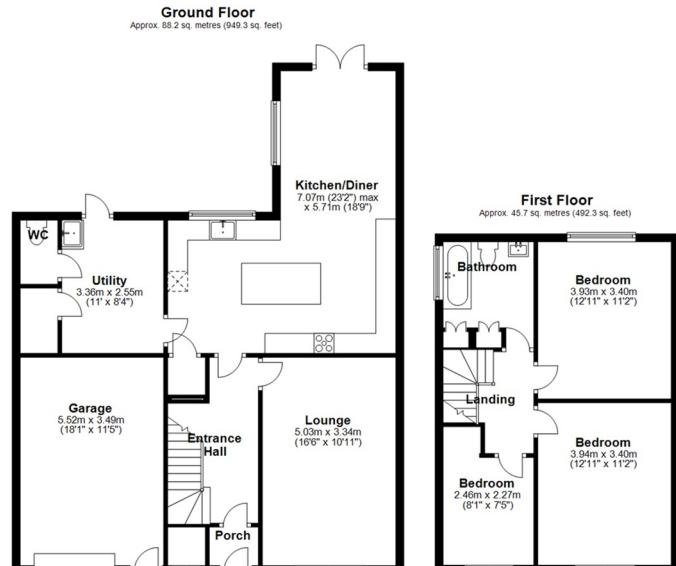
To the rear of the property is an enclosed garden having paved patio area leading onto a lawned section with shrub borders & also an area of decking.

EPC-D

Council Tax Band-D

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. 133.9 sq. metres (1441.6 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(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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PROTECTED