



## Gadsby Street, Attleborough Nuneaton CV11 4PE £180,000

Nestled in the heart of Attleborough on Gadsby Street, this charming terraced house presents an excellent opportunity for both first-time buyers and families seeking a comfortable home. The property boasts an inviting reception room, perfect for entertaining guests or enjoying quiet evenings with loved ones.

With three well-proportioned bedrooms, there is ample space for relaxation and personalisation, making it an ideal setting for family life. The single bathroom is conveniently located, catering to the needs of the household with ease.

One of the standout features of this property is the absence of a chain, allowing for a smoother and more efficient purchasing process. This is particularly advantageous for those eager to settle into their new home without unnecessary delays.

Gadsby Street is situated in a friendly neighbourhood, offering a blend of local amenities and green spaces, ensuring that residents can enjoy both convenience and leisure. This delightful home is ready to welcome its new owners, providing a perfect canvas to create lasting memories. Do not miss the chance to view this lovely property and envision your future in Nuneaton.





### Entrance

Via double glazed entrance door leading into:

### Lounge/Dining Room

27'0" x 11'10" (8.22m x 3.60m)

Double glazed bay window to front, double glazed window to rear, coal effect gas fire set in Adam style surround and marble effect hearth, radiator, wooden laminate flooring, telephone point, TV point and sunken ceiling spotlights, door to staircase and further door to:

### Inner Hallway

Doors to storage cupboards and opening into:

### Kitchen

13'0" x 7'3" (3.95m x 2.21m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, electric point for cooker, double glazed window to side, double radiator, ceramic tiled flooring, textured ceiling, double glazed door to garden, door to:

### Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, vanity wash hand basin with cupboard under and mixer tap and low-level WC, extractor fan, obscure double glazed window to rear, ceramic tiled flooring.

### Landing

Double glazed window to side, access to loft space, doors to:

### Bedroom

11'4" x 13'11" (3.46m x 4.25m)

Double glazed window to front and radiator

### Bedroom

11'11" x 10'10" (3.63m x 3.31m)

Double glazed window to rear, ornamental fireplace, radiator and coving to textured ceiling,

### Bedroom

12'0" x 7'2" (3.67m x 2.18m)

Double glazed window to rear and radiator.

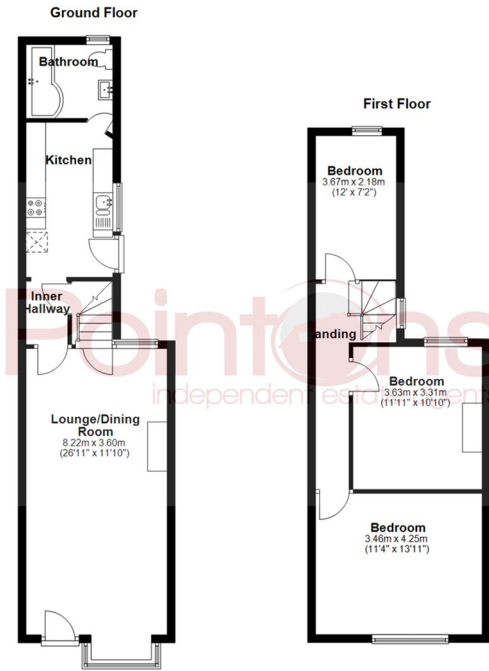
### Outside

To the rear is an enclosed garden mainly laid to lawn and paved patio area and gated side pedestrian access. To the rear of the

garden is a larger than average workshop / garden room. To the front is a foregarden providing pedestrian access to entrance

### General Information

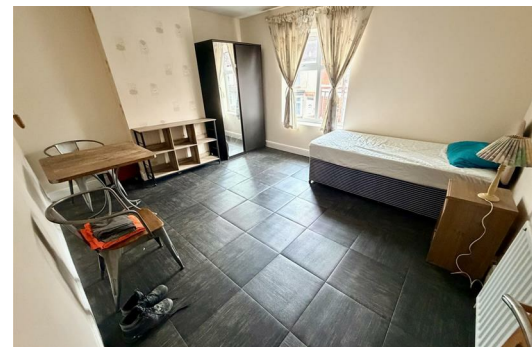
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough Council and is BAND A



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) <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>  |                         |           |
| (55-68) <b>D</b>  |                         |           |
| (39-54) <b>E</b>  |                         |           |
| (21-38) <b>F</b>  |                         |           |
| (1-20) <b>G</b>   |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |                         |           |
| <b>England &amp; Wales</b>                                      | EU Directive 2002/91/EC |           |



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