



**Beaumont Place, Nuneaton**  
**CV11 5HE**  
**£190,000**

Pointons Estate Agents are pleased to offer sale this three bedroom semi detached home on the quiet cul de sac of Beaumont Place, Nuneaton, situated close to local shops, schools and within walking distance to the town centre, benefitting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, dining room and kitchen, to the first floor there are three bedrooms and a family bathroom. To front is a block paved driveway and an enclosed garden to rear with store room, this property is offered with no chain and viewings are strictly via the agent.



**Entrance via**

Double glazed entrance door leading into:

**Entrance Hall**

Radiator, wooden laminate flooring, dado rail, door to Storage cupboard with double glazed window to side and doors to:.

**Reception Room**

Double glazed bow window to front, coal effect living flame effect electric fire set in wooden surround and radiator,

**Reception Room**

11'6" x 12'1" (3.50m x 3.68m)

Window to rear, radiator, wooden laminate flooring, wall lights, coving to textured ceiling with ceiling rose, door to inner hall and opening to:

**Kitchen**

11'9" x 7'0" (3.58m x 2.13m)

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 with tiled splashbacks, plumbing for washing machine, space for fridge/freezer, four ring electric hob with extractor hood over, window to side, door to garden.

**Inner Hallway**

Stairs to first floor landing.

**Landing**

Obscure double glazed window to side, access to loft space, doors to:

**Bedroom**

8'1" x 5'3" (2.46m x 1.61m)

Double glazed window to front, double radiator.

**Bedroom**

11'9" x 9'9" (3.57m x 2.97m)

Double glazed window to front, double radiator, TV point.

**Bedroom**

10'6" x 9'7" (3.21m x 2.93m)

Double glazed window to rear, double radiator, concealed combination boiler serving heating system and domestic hot water.

**Bathroom**

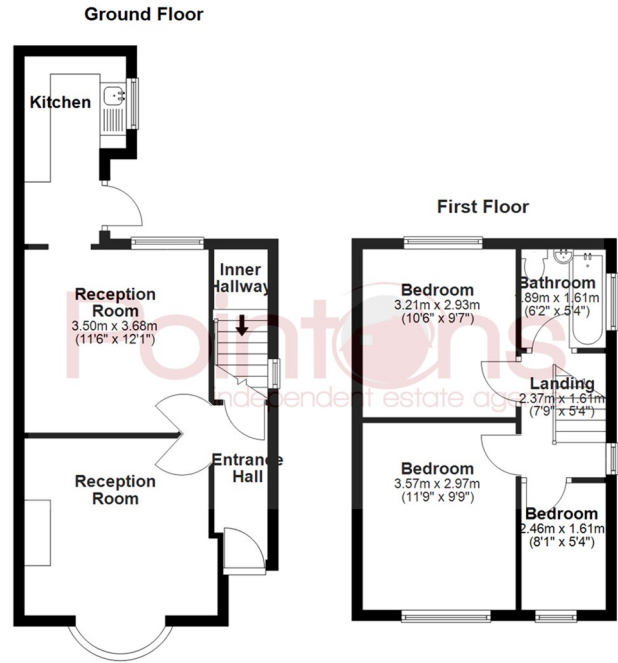
Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, ceramic tiling to all walls, obscure double glazed window to side, double radiator, coving to ceiling.

**Outside**

To the rear is a larger than average garden mainly laid to lawn with shrub borders and patio area. Detached garage (limited access) with personal door from garden area, gated access leading to front. The front has a block paved driveway providing parking

**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.



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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		67	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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