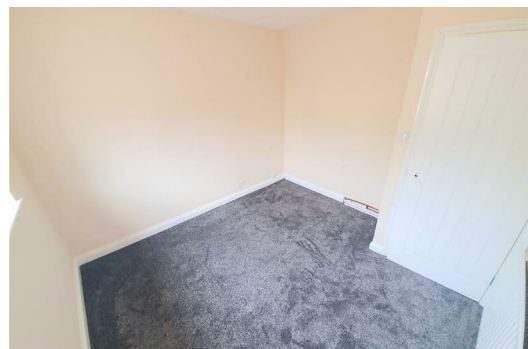




**1 Moorbrooke, Hartshill  
Nuneaton CV10 0QQ  
£185,000**

\* NO UPWARD CHAIN - NEWLY RENOVATED THROUGHOUT \* Pointons Estate Agents are delighted to welcome to market this two bedroom end terrace bungalow on the quiet cul-de-sac of Moorebrooke, Hartshill, Nuneaton, close to local shops, schools, amenities, public house and short walk away from Hartshill Hayes Country Park. This property has been renovated throughout by its current owners including new windows, doors, electric and heating systems. In brief the property comprises of an entrance hall, living room, opened through to a newly fitted kitchen with breakfast bar, two bedrooms and newly fitted shower room. To the front of the property there is a block paved driveway for numerous vehicles and to rear an enclosed artificial lawn garden with stoned sections. This property would be essential to view and viewings are strictly via the agent on 02476 373300. EPC D





#### Entrance Hall

Entrance via new composite front door, newly carpeted, doors off to various rooms, access to loft via hatch and storage cupboard featuring boiler.

#### Living Room

15'5" x 9'2" (4.70m x 2.80m)

Newly boxed double glazed window to front and double glazed french doors to rear, newly carpeted, television and telephone points, radiator and fitted electric feature fire, opening through too:

#### Kitchen

9'10" x 5'11" (3.00m x 1.80m)

Newly fitted kitchen matching with a range of base and eye level units with worktop space over, polycarbonate sink unit with 1 and 1/4 drainer and stainless steel swan neck over with taps, space for fridge/freezer, plumbing for washing machine, fitted fan assisted electric oven with electric four ring hob over, fitted extractor hood over and stainless steel splashback, double glazed window and door to rear garden.

#### Bedroom

12'3" x 9'10" (3.74m x 3.00m)

Double glazed window to front, radiator and newly carpeted.

#### Bedroom

9'2" x 6'7" (2.80m x 2.00m)

Double glazed window to rear, newly carpeted and radiator.

#### Shower Room

7'7" x 6'7" (2.30m x 2.00m)

New shower room fitted with a low level WC, hand wash basin with mixer tap and storage beneath, shower cubicle with screen, splashbacks, vinyl flooring and heated towel rail.

#### Outside

To the front of the property there is a block paved driveway offering parking for numerous vehicles, to rear via side gated access is an artificial lawn garden with stoned and paved sections.

#### 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.

#### COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as

they have face masks and have sanitized their hands.

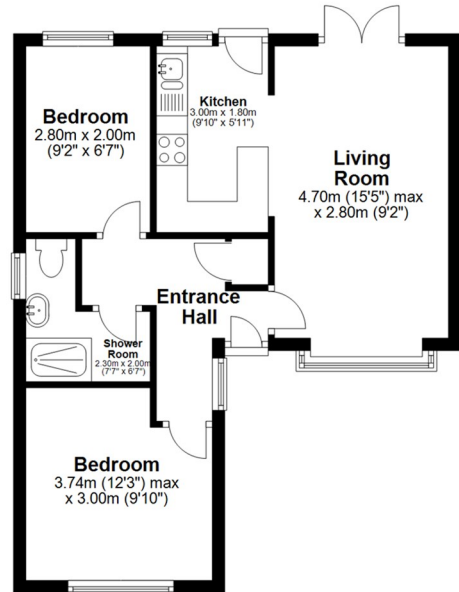
Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.

#### Ground Floor

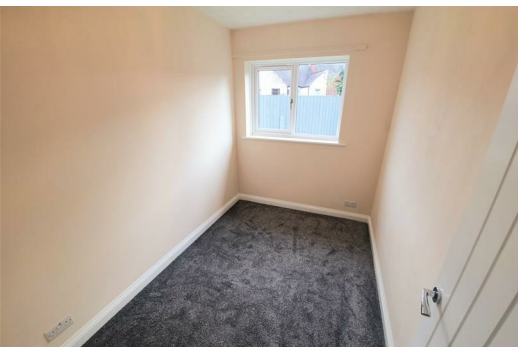
Approx. 44.5 sq. metres (479.3 sq. feet)



Total area: approx. 44.5 sq. metres (479.3 sq. feet)

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		
		83
	57	
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		
(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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