



**Heath End Road, Nuneaton
CV10 7HQ
Offers Over £235,000**

Pointons Estate Agents are delighted to offer for sale this three bedroom detached family home on Heath End Road, Nuneaton. Close to local shops, schools and within walking distance to George Eliot hospital. This property is well presented throughout and briefly comprises of a reception hall, lounge/diner, kitchen, guest WC and small utility area. To the first floor there are three bedrooms and a tiled bathroom. To front is a tarmacadam driveway offering parking for numerous vehicles and single garage. briefly to the rear is a private garden with artificial lawn, further lawn, timber gazebo, side entrance and boundary fencing. This UPVC double glazed and centrally heated residence must be viewed to be appreciated.



Reception Hall

Having double glazed UPVC entrance with central heating radiator, power points, stairs to the first floor landing with under stairs storage, doors off which lead:

Lounge/Dining Room

25'2" x 12'1" (7.68m x 3.69m)

Having a feature fireplace with inset living flame coal effect gas fire, two central heating radiators, power points, UPVC double glazed flush window and UPVC double glazed French doors to the rear garden.

Kitchen

10'11" x 8'5" (3.32m x 2.57m)

Having stainless steel 1.5 bowl single drainer sink unit set in a rolled top work surface with fitted units below, space and plumbing for domestic appliance. Further matching rolled top work surfaces with fitted units above and below. Flush fitted halogen hob with extractor hood above, built in oven and grill. Tiled splash backs to work surfaces, power points and UPVC double glazed flush window.

Rear Hall

Having UPVC double glazed flush window and exit door to rear garden. Doors off which lead:

WC

Having a white suite comprising of a vanity wash hand basin and low level WC. UPVC double glazed frosted flush window.

Utility Area

3'5" x 4'11" (1.03m x 1.51m)

Having power points and plumbing for domestic appliance.

Landing

Stairs to the first floor landing having UPVC double glazed frosted flush window, loft access and doors off which lead:

Bedroom 1

13'6" x 12'1" (4.12m x 3.69m)

Having central heating radiator, power points and UPVC double glazed flush window.

Bedroom 2

11'4" x 11'0" (3.45m x 3.36m)

Having central heating radiator, power points and UPVC double glazed flush window overlooking the rear garden.

Bedroom 3

6'1" x 7'0" (1.85m x 2.14m)

Having central heating radiator, power points and UPVC double glazed flush window.

Tiled Bathroom

Being fully tiled and having a white suite comprising of a panelled bath with fitted shower above, pedestal wash hand basin and low level WC. Built in storage, centrally heated towel rail and UPVC double glazed frosted flush window.

Outside

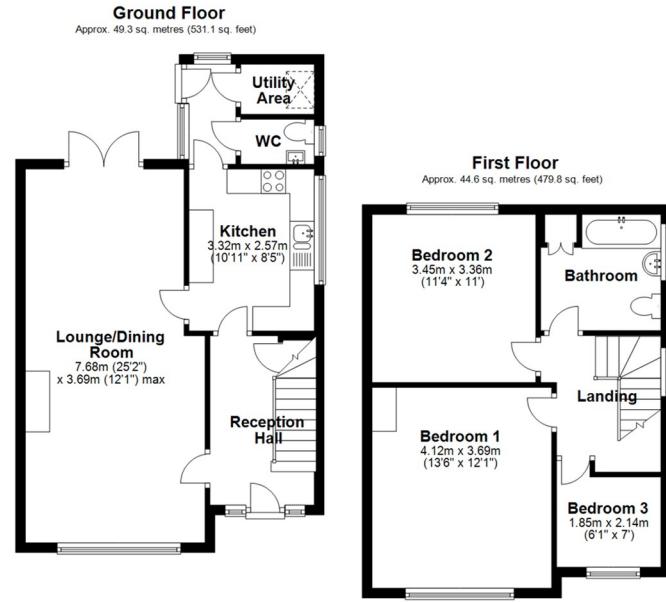
The property has the benefit of a tarmacadam driveway providing parking for three vehicles and access to a shared driveway which leads to the single garage with up and over entrance. To the rear is a private rear garden that briefly comprises of an artificial grass seating area leading to lawn with various fruit trees and established borders. Timber gazebo with log burner, side trades entrance and boundary fencing.

Tenure

We are advised that the property is Freehold, however, it is recommended this is confirmed by your legal representative. We can confirm the council tax band is C payable to Nuneaton & Bedworth BC, EPC rating D.

General

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. 93.9 sq. metres (1010.9 sq. feet)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		81
(81-91) B		
(69-80) C		67
(55-68) D		
(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		

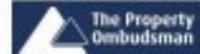


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