



**John Street, Nuneaton
CV11 5SH
£170,000**

Freehold - Nuneaton & Bedworth Band: A - EPC: D

GUIDE PRICE £160,000 - £170,000 - * TOWN CENTRE LOCATION * Pointons Estate Agents are pleased to offer for sale this two bedroom semi detached home on John Street, Coton, Nuneaton, close to local shops, schools, George Eliot Hospital and Nuneaton town centre on the door step, benefitting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall, living room, kitchen/dining room, utility area and downstairs WC. To the first floor there are two double bedrooms and a shower room. To front is a fore garden and an enclosed garden to rear, viewings are strictly via the agent.



Entrance Hall

Entrance via front door with stairs off to the first floor and door to:

Living Room

14'9" x 12'10" (4.50m x 3.90m)

With double glazed bay window to front, radiator, understairs storage cupboard and fireplace with surround.

Kitchen/Dining Room

12'2" x 12'10" (3.70m x 3.90m)

Fitted with a matching range of base and eye level units with worktop space over, polycarbonate sink unit with single drainer and taps over, space/plumbing for appliances, radiator, double glazed window and french doors to rear.

Utility Area

5'10" x 2'11" (1.79m x 0.90m)

With plumbing for washing machine and obscure double glazed door to side.

WC

Fitted with WC.

Landing

With doors off to various rooms and double glazed window to side.

Bedroom

14'9" x 16'5" (4.50m x 5.00m)

With double glazed window to rear and radiator.

Bedroom

12'6" x 9'6" (3.80m x 2.90m)

With double glazed window to rear, radiator and storage cupboard containing combination boiler.

Shower Room

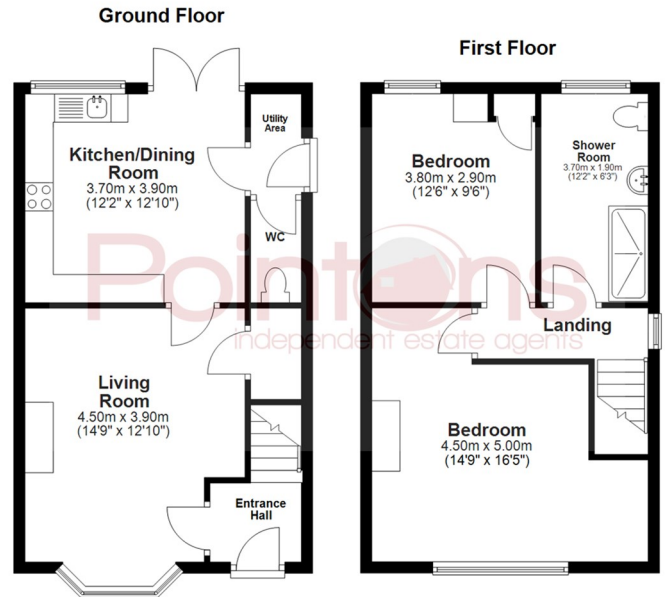
Fitted with a shower cubicle, WC, hand wash basin with taps over and storage beneath, radiator and obscure double glazed window to rear.

Outside

To front is a fore garden, side gated access to rear which is an enclosed garden made up of lawn and decked areas with shrubs.

General Information

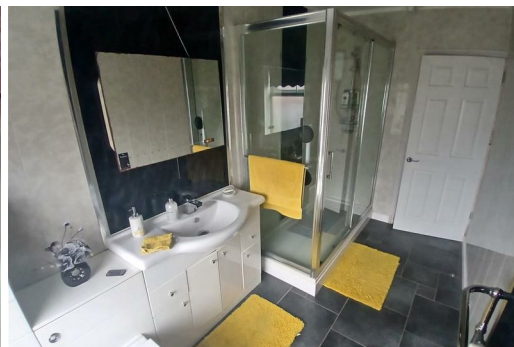
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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			
(81-91) B			
(69-80) C			
(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	77

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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