



**Edinburgh Road, Nuneaton  
CV10 9HE  
£260,000**

Pointons Estate Agents are delighted to offer for sale this modern three/four bedroom semi detached home on Edinburgh Road, Saxon Meadows, Nuneaton, this Barratt homes build is close to local shops, schools and further amenities, benefitting from gas central heating and double glazing throughout, in brief the property comprises of an entrance hall, with downstairs WC, a study/office also can be used as a forth bedroom and open kitchen/dining area with french doors to the rear, to the first floor there is a lounge with the master bedroom and en suite, to the second floor there are two double bedrooms and a family bathroom, to front is a tarmacked driveway for multiple vehicles and to rear an enclosed non overlooked garden. This property must be viewed to show the quality and space on offer with viewings strictly via the agent.



**Entrance**

Via canopy porch with entrance door leading into:

**Entrance Hall**

Stairs to first floor landing with spindles, double doors to storage cupboard housing wall mounted combination boiler serving heating system and domestic hot water and doors to:

**Study/Office**

9'0" x 6'0" (2.74m x 1.82m)

Double glazed window to front, radiator.

**Cloakroom**

Fitted with two piece suite comprising, pedestal wash hand basin with mixer tap and tiled splashback, low-level WC and extractor fan, radiator.

**Living/Dining Room/Kitchen**

19'11" x 12'11" (6.06m x 3.94m)

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 swan neck mixer tap, integrated fridge/freezer, dishwasher and automatic washing machine, fan assisted oven, four ring gas hob with extractor hood over, sunken ceiling spots to kitchen area, double glazed double doors to garden, door to under-stairs storage cupboard.

**Landing**

Radiator, stairs to second floor landing with spindles, doors to:

**Lounge**

11'10" x 12'10" (3.60m x 3.92m)

Double glazed window to front, radiator, tv point and telephone point on communication panel.

**Master Bedroom**

9'11" x 12'9" (3.03m x 3.88m)

Double glazed window to rear, built-in wardrobes with hanging rails, shelving and drawers, radiator, door to:

**En-suite Shower Room**

Fitted with three piece suite with double shower enclosure, vanity wash unit with cupboard under, mixer tap and tiled splashback, low-level WC and extractor fan, shaver point, obscure double glazed window to side, radiator and sunken ceiling spotlights.

**Landing**

Radiator, access to loft space, doors to:

**Bedroom**

8'11" x 12'10" (2.72m x 3.92m)

Double glazed skylight to rear with integral blind, fitted wardrobes with hanging rails and shelving, radiator.

**Bedroom**

10'9" x 12'10" (3.27m x 3.92m)

Double glazed window to front, double radiator.

**Storage**

Built in storage cupboard

**Bathroom**

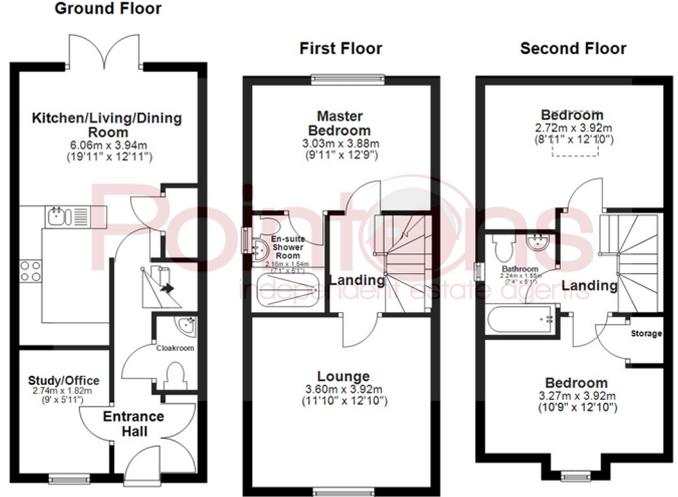
Fitted with three piece suite comprising panelled bath, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, double glazed window to side, double radiator, sunken ceiling spotlights.

**Outside**

To the rear is an enclosed garden mainly laid to lawn with paved patio area, pedestrian gated access to the side leading to double width driveway at the front

**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 band C and payable to Nuneaton & Bedworth Borough Council



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			95
(81-91) B		85	
(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	

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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