



**Tuttle Hill, Warwickshire  
CV10 0HS  
£160,000**

Pointons Estate Agents are delighted to offer for sale this traditional two bedroom mid terrace property on Tuttle Hill, Nuneaton. Close to local shops, schools and further amenities, benefitting from gas central heating and double glazing throughout. In brief the property comprises of two reception rooms both being used as dining and living rooms, through to a fitted kitchen. To the first floor there are two double bedrooms and a family bathroom. To front is a fore garden and to rear an enclosed rear garden. This property would make an excellent purchase with viewings strictly via the agent.



## Dining Room

12'2" x 11'10" (3.70m x 3.60m)

Entrance via front door with double glazed window to front and radiator.

## Living Room

11'6" x 11'10" (3.50m x 3.60m)

With double glazed window to rear and radiator.

## Kitchen

12'2" x 7'6" (3.70m x 2.28m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, fitted four ring gas hob with oven and hood. Storage cupboard and double glazed window and door to side.

## Landing

With doors off to various rooms.

## Bedroom

12'2" x 11'10" (3.70m x 3.60m)

With double glazed window to front and radiator.

## Bedroom

11'10" x 12'6" (3.60m x 3.80m)

With double glazed window to rear and radiator.

## Bathroom

8'6" x 7'3" (2.60m x 2.20m)

Fitted with a panelled bath with shower over and screen, WC, hand wash basin, storage cupboard containing boiler and obscure double glazed window to rear.

## Outside

To the front of the property is a fore garden, to rear an enclosed garden made up of patio and lawn.

## 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.

### Ground Floor



### First Floor



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	

#### 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	



# WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

**NUNEATON**

CV11 4AL

**024 7637 3300**

nuneaton@pointons-group.com

109 New Union Street

**COVENTRY**

CV1 2NT

**024 7663 3221**

coventry@pointons-group.com

74 Long Street

**ATHERSTONE**

CV9 1AU

**01827 711911**

atherstone@pointons-group.com



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