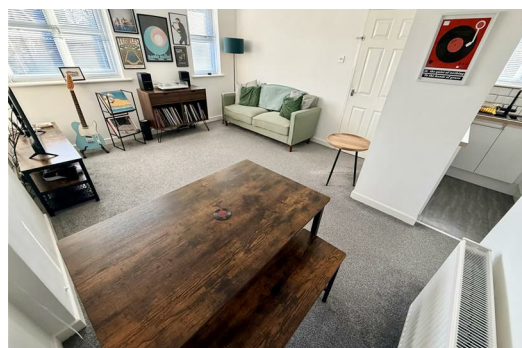




**Avebury Close, Crowhill
Nuneaton CV11 6SP
Asking Price £160,000**

Leasehold - Nuneaton & Bedworth Borough Council Band: A - EPC: C

* NO UPWARD CHAIN * Pointons Estate Agents are delighted to offer for sale this well presented first floor situated on the pleasant cul de sac of Avebury Close, Whitestone, Nuneaton. Tucked away in the corner of the street benefitting from gas central heating and double glazing throughout. In brief the property comprises of an entrance hall with stairs off to the landing, doors off to a lounge, fitted kitchen, two bedrooms and a bathroom. To front the property offers excellent parking to side with an enclosed garden to rear, this property must be viewed, would make an excellent first time buy or investment, offered with no upward chain and viewings are strictly via the agent.



Entrance

Via double glazed entrance door leading into:

Entrance Hall

Stairs rising to first floor and door to.

Landing

Doors to:

Lounge/Dining Room

14'8" x 12'9" (4.46m x 3.88m)

Two double glazed windows to front, double radiator, door to inner hallway and opening into:

Fitted Kitchen

6'7" x 6'11" (2.01m x 2.12m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer, electric fan assisted oven, four ring electric hob with extractor hood over, double glazed window to side, textured ceiling.

Inner Hallway

Access to boarded loft space with pull down metal ladder, door to storage cupboard and further doors to:

Bedroom

11'11" x 6'11" (3.62m x 2.10m)

Double glazed window to rear, double radiator, textured ceiling.

Bedroom

8'9" x 8'10" (2.66m x 2.69m)

Double glazed window to rear, built-in wardrobes with sliding doors, hanging rail and shelving, radiator, door.

Bathroom

Fitted with a three piece suite comprising panelled bath with shower over, vanity wash hand basin with cupboard under and mixer tap and WC, tiling to all walls, heated towel rail, ceramic tiled flooring.

Store

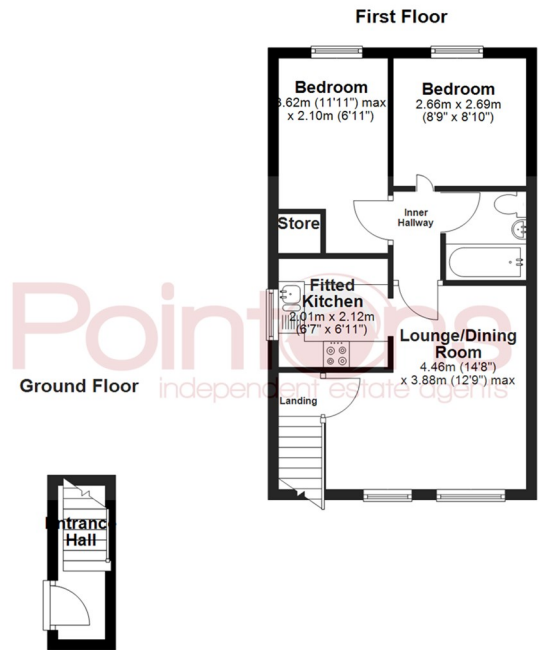
Boiler cupboard, housing combination boiler serving heating system and domestic hot water.

Outside

To the rear is an enclosed garden with paved patio area, lawn and garden shed,

General Information

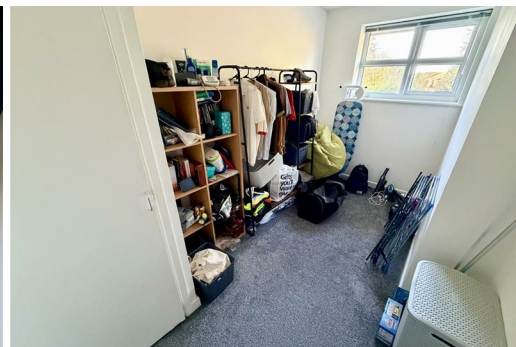
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band A payable to Nuneaton & Bedworth Borough 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			
(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		72	74
		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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