



**58 Croft Road, Nuneaton
Warwickshire CV10 7DN
£135,000**

*** NO UPWARD CHAIN *** Pointons Estate Agents are pleased to welcome to market this traditional two bedroom mid terrace home located on Croft Road, Nuneaton, close to local shops, schools, amenities, George Eliot Hospital and within walking distance to Nuneaton town centre. This property benefits from gas central heating and double glazing throughout. In brief the property comprises of a living room, dining room, kitchen and utility. To the first floor there are two double bedrooms, office room and family bathroom. To the front of the property is an enclosed foregarden and to rear a good sized lawned garden. This property would make an excellent first time buy or buy to let investment and is offered with no upward chain, viewings are strictly via the agent on 02476 373300. EPC D



Living Room

12'3" x 12'4" (3.73m x 3.77m)

Entrance via front door, wooden flooring, radiator, coving to ceiling and double glazed bay window to front.

Inner Hallway

With under stairs storage cupboard, wooden flooring, leading too:

Dining Room

12'3" x 12'4" (3.74m x 3.77m)

With double glazed window to rear, wooden flooring, radiator and stairs off to the first floor.

Kitchen

11'4" x 8'0" (3.45m x 2.43m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with swan neck taps and 1 and 1/4 drainer, electric cooker with four ring hob and fitted extractor over, space for fridge/freezer, plumbing for washing machine, heated towel rail, tiled flooring and double glazed window to side.

Utility

9'0" x 4'2" (2.74m x 1.27m)

With obscure double glazed window to rear, hand wash basin with pedestal taps, worktop space and tiled flooring.

Landing

With doors off to various rooms and carpeted.

Bedroom

12'4" x 14'3" (3.75m x 4.34m)

With triple glazed window to front, radiator, carpeted, feature fireplace and storage cupboard with access to loft hatch.

Bedroom

12'2" x 11'0" (3.72m x 3.36m)

With double glazed window to rear, carpeted, radiator and feature fireplace.

Inner Hallway

With wooden flooring leading to two further rooms.

Office

6'2" x 4'11" (1.88m x 1.49m)

With double glazed window to side, wooden flooring and radiator.

Bathroom

6'0" x 8'1" (1.83m x 2.47m)

Fitted with a white three piece suite of a panelled bath with shower over and screen, low level WC, hand wash basin with pedestal taps with build in storage above, tiled flooring and splashbacks and heated towel rail.

Outside

To the front of the property is a low maintenance foregarden with shrubs, to the rear a private enclosed garden mostly of lawn with shrubs sections, two brick built storage cupboards and slabbed section with side gated access.

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.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience. Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		57	
(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
(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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