



**17 Skye Close, The Raywoods  
Nuneaton CV10 7LW  
£235,000**

Pointons Estate Agents are pleased to offer this well presented three bedroom link detached property located on Skye Close, The Raywoods, Nuneaton, situated on a quiet cul-de-sac benefitting from gas central heating and double glazing throughout. The accommodation comprises of an entrance porch, lounge, kitchen diner and conservatory. To the first floor there are three bedrooms and family bathroom. Outside to the rear is an enclosed garden and to the front there is a block-paved driveway providing parking and access to garage. An internal inspection is strongly recommended and is strictly by prior appointment. EPC D



#### Entrance

Via double glazed door leading into:

#### Porch

Double glazed windows to side and front, wooden laminate flooring, door to:

#### Lounge

16'7" x 14'10" (5.06m x 4.51m)

Double glazed bow window to front, feature fireplace, double radiator, radiator, wooden laminate flooring, telephone point, TV point, stairs to first floor landing, double doors to:

#### Kitchen/Dining Room

7'11" x 14'10" (2.41m x 4.51m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap, plumbing for washing machine, space for fridge/freezer, fitted eye level electric fan assisted double oven, four ring gas hob, double glazed window to rear, wooden laminate flooring, double glazed French style double doors to:

#### Conservatory

Brick and uPVC construction with uPVC double glazed windows, double glazed polycarbonate roof and power and light connected, wooden laminate flooring, double glazed French style double doors to garden, door to:

#### Landing

Door to:

#### Bedroom

13'0" x 8'8" (3.96m x 2.65m)

Double glazed window to front, radiator, access to loft space, opening to:

#### Wardrobe

With hanging rail

#### Bedroom

9'7" x 8'9" (2.92m x 2.67m)

Double glazed window to rear, radiator.

#### Bedroom

10'1" x 5'11" max (3.09m x 1.81m max)

Double glazed window to front, radiator.

#### Storage

Wall mounted gas combination boiler serving heating system and domestic hot water.

#### Bathroom

Fitted with three coloured suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled surround, radiator.

#### Outside

To the rear is an enclosed garden mainly laid to lawn with shrub border and paved patio. To the front is a block-paved driveway providing parking and access to garage.

#### Garage

Window to rear, up and over door, door to garden.

#### General

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.

#### Tenure

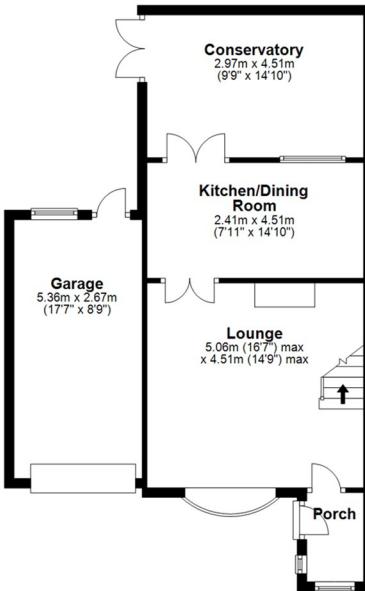
Although this property is currently leasehold the current vendor is in the process of purchasing the freehold to be concluded upon completion for the purchasers. This means that the property will be purchased as a freehold property.

#### Do you like this property?

If you are interested in this property and require an appraisal of your own property please call our office where one of the team will be happy to arrange a convenient time.

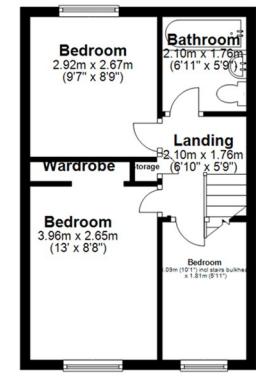
#### Ground Floor

Approx. 62.6 sq. metres (673.9 sq. feet)



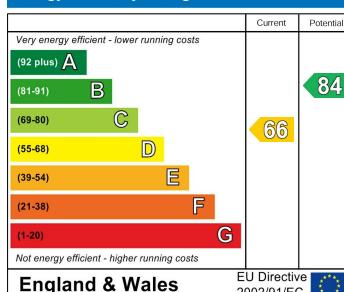
#### First Floor

Approx. 33.9 sq. metres (364.5 sq. feet)

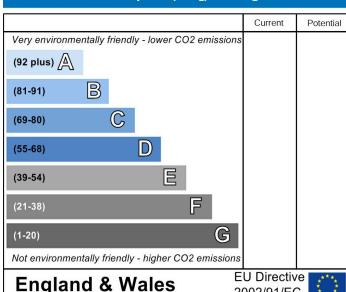


Total area: approx. 96.5 sq. metres (1038.3 sq. feet)

#### Energy Efficiency Rating



#### Environmental Impact (CO<sub>2</sub>) Rating



# 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



PROTECTED