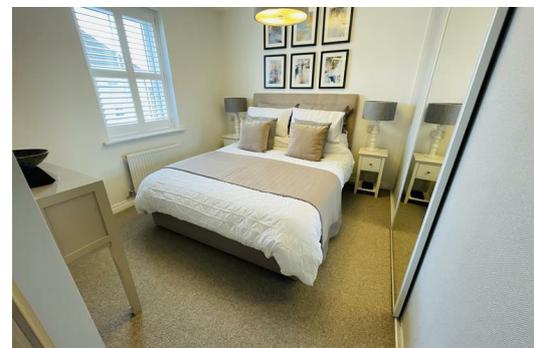




**61 Brights Road, Nuneaton  
Warwickshire CV10 9FN  
Offers Over £220,000**

Pointons Estate Agents are delighted to offer this immaculate, modern Barratt built end of mews property located in a popular area benefiting from gas central heating and double glazing. The accommodation comprises entrance hall, lounge, fitted kitchen / dining room and guest cloakroom. To the first floor there are four bedrooms, master having refitted ensuite shower room and a family bathroom. Outside is a garden to the rear, driveway and garage and to the front is a enclosed with brick wall and railings with pathway leading to the entrance. An internal inspection is strongly recommended and viewings are by strict appointment. EPC rating is C and council tax band is C



**Entrance**

Via double glazed entrance door with canopy porch leading into

**Entrance Hall**

Wooden effect flooring, stairs to first floor landing with under-stairs storage cupboards and spindles, double door to Kitchen/Dining Room and further doors to:

**Cloakroom**

Fitted with two piece suite comprising, wash hand basin, low-level WC and extractor fan, tiled splashbacks, radiator, wooden effect flooring.

**Lounge**

16'10" into bay" x 10'3" (5.13m into bay" x 3.12m)

Double glazed bay window to front, double glazed window to side, two radiators, French style double doors to garden.

**Kitchen/Dining Room**

21'10" x 9'6" (6.65m x 2.89m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap and tiled splashbacks, plumbing for dishwasher, space for fridge/freezer, built-in electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed windows to front and rear, two radiators, wooden effect flooring, opening to:

**Utility**

Fitted with a base and eye level unit with worktop space over, plumbing for washing machine, radiator, concealed boiler providing heating and domestic hot water, double glazed door to garden.

**Landing**

Spindle balustrade, radiator, doors to:

**Master Suite**

Open plan to Master Bedroom, door to Airing cupboard housing hot water cylinder and linen shelving, door to:

**En-suite Shower Room**

Recently refitted with three piece suite comprising double shower enclosure, vanity wash hand basin with cupboard under, low-level WC and extractor fan, complimenting tiling to all walls.

**Master Bedroom**

10'8" x 9'5" (3.25m x 2.88m)

Double glazed window to front, fitted triple wardrobes with sliding doors with hanging rails and shelving, radiator.

**Bedroom**

10'8" x 9'5" (3.25m x 2.88m)

Double glazed window to rear, double radiator, access to part boarded loft with pull down metal ladder.

**Bedroom**

7'6" x 7'0" (2.29m x 2.14m)

Double glazed window to rear and radiator.

**Bedroom**

13'2" max x 10'5" (4.01m max x 3.18m)

Double glazed window to front and side and radiator.

**Family Bathroom**

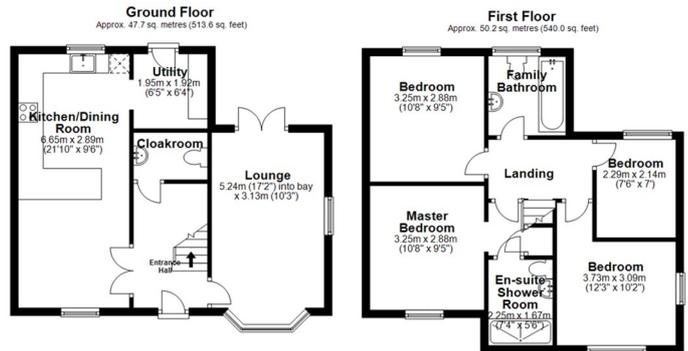
Three piece suite comprising panelled bath with shower over, pedestal wash hand basin and low-level WC, tiled splashbacks, extractor fan, opaque double glazed window to rear, radiator, wooden effect flooring

**Outside**

To the rear is mature garden with various plants, bushes and trees, private seating area and separate patio areas, sunken pond, gated access to driveway providing parking and access to garage. To the front is a brick built wall with railings and path leading to entrance door

**General**

Please Note: Whilst every effort has been made to ensure accuracy of these particulars, it is the purchasers responsibility to satisfy their own enquiries. 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.



Total area: approx. 97.9 sq. metres (1053.6 sq. feet)

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
76	87
<b>England &amp; Wales</b>	
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) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>England &amp; Wales</b>	
EU Directive 2002/91/EC	



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