

OPENING DOORS SINCE 1843

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THE ESTATE AGENTS

2 St Lukes Way
Nuneaton, CV10 8RF

Reduced To £255,000



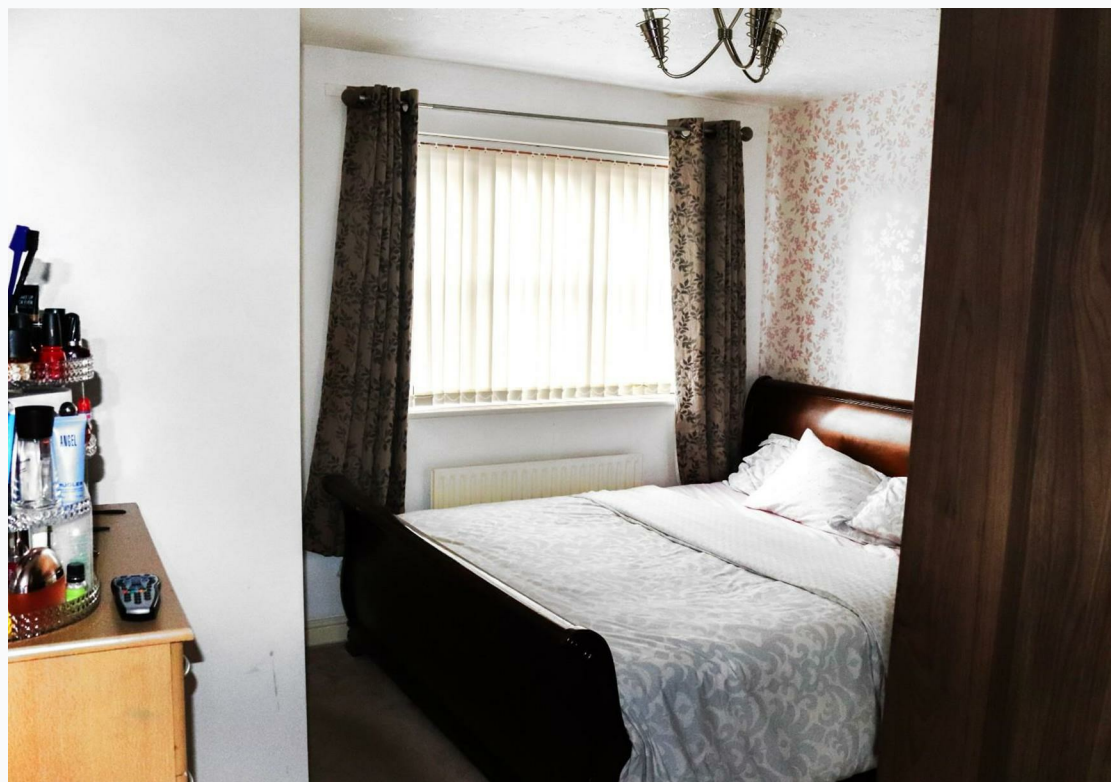
2 St Lukes Way

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REDUCED FOR A QUICK SALE

This spacious detached family home briefly comprises entrance hall, cloakroom W.C with a modern suite including a vanity unit with hand wash basin and a low level W.C. Spacious lounge with a feature fire surround with incorporated coal effect gas fire and open archway leading to the dining room with double glazed patio doors to the rear. Breakfast kitchen with a range of eye and base level beechwood style units. First floor landing providing access to four bedrooms with the master bedroom having a en suite shower room with a shower cubicle, pedestal hand wash basin and low level W.C. Further family bathroom having a modern suite including a panelled bath with shower unit above, pedestal hand wash basin and a low level W.C. The property also benefits from sealed unit double glazing and Gas fired central heating. Outside the frontage has been block paved to provide off road parking and leads to the garage. The enclosed rear garden is laid to lawn with a paved patio area and a store room located to the side of the property. Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.





- Detached Family Home
- Cloakroom W.C
- Lounge
- Dining Room
- Breakfast Kitchen
- Four Bedrooms
- En Suite Shower Room
- Family Bathroom
- GFCH & Double Glazing
- Garden & Garage



Floor Plan

Area Map



Ground Floor

Floor area 60.0 sq. m. (646 sq. ft.) approx



First Floor

Floor area 56.0 sq. m. (603 sq. ft.) approx



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Total floor area 116.0 sq. m. (1,249 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

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