



Ansley Common
Nuneaton
£87,500
(50% Shared Ownership)

*** 50% SHARED OWNERSHIP (100% CAN ALSO BE PURCHASED) - BEAUTIFULLY PRESENTED HOME - REAR PARKING FOR 2 CARS ***. We are delighted to be able to offer for sale this delightful traditional home that has been much improved by the current owner and briefly comprises: Lounge, kitchen/diner, utility & WC, two double bedrooms, bathroom, rear parking and garden.

RECEPTION HALL

Opaque double glazed entrance door, tiled floor and a door to the lounge.

LOUNGE

13' 8" x 10' 8" maximum (4.17m x 3.25m)

Double glazed window to front aspect, double panelled radiator, laminated wooden effect flooring and a door to the kitchen/diner.



KITCHEN/DINER

11' 8" x 11' 7" (3.56m x 3.53m)

Double glazed window to rear aspect, double panelled radiator, laminated wooden effect flooring, fitted base and eye level units, roll edge work surfaces, inset stainless steel electric oven and gas hob with an extractor hood above, stainless steel sink, tiled splash backs, door to the stairs leading off to the first floor landing and a door to...



UTILITY ROOM

9' 9" x 6' 7" (2.97m x 2.01m)

Double glazed window to side aspect, opaque double glazed side entrance door, tall larder style unit, base and eye level units, stainless steel sink, plumbing for a washing machine, further appliance space and a door to the guest WC.

GUEST WC

6' 7" x 4' 10" (2.01m x 1.47m)

Opaque double glazed window to side aspect, double panelled radiator, low level WC and a pedestal wash hand basin.



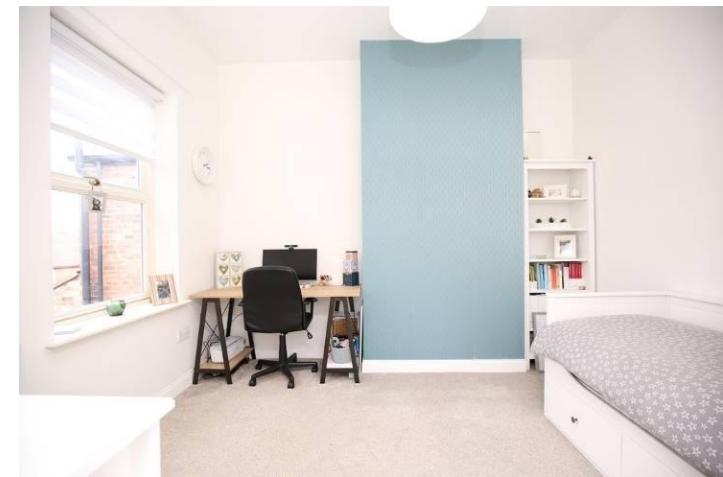
FIRST FLOOR LANDING

Opaque double glazed window to side aspect and doors leading off to...

BEDROOM ONE

13' 8" x 10' 8" (4.17m x 3.25m)

Double glazed windows to front and rear aspects, double panelled radiator and a useful over stairs storage cupboard.



BEDROOM TWO

11' 7" x 10' 6" (3.53m x 3.2m)

Double glazed window to rear aspect and a double panelled radiator.

BATHROOM

9' 7" x 6' 7" (2.92m x 2.01m)

Opaque double glazed window to rear aspect, door to the airing cupboard housing the Worcester combination central heating boiler, low level WC, wash basin, panelled bath with an electric shower over, shower screen and tiled splash back areas.



TO THE EXTERIOR

Immediately to the rear there is a walled courtyard garden area with direct access from the utility room, useful brick built outhouse with electric, gated access to the rear parking area. Located beyond the rear courtyard there is a hard standing providing off road parking for two cars with a further enclosed garden behind.



FIXTURES AND FITTINGS: Some items may be available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed by the vendor that the property is LEASEHOLD, however we would recommend that any prospective purchaser should verify this through their solicitor.

PLEASE NOTE: These details have not yet been approved by our Vendors so may be subject to small amendments.

Property Mis-description Act 1991 - The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the seller, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any sales contract. Agents must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such may be considered incorrect. A buyer is advised to re-check the measurements before committing themselves to any expense.

Nothing concerning the type of construction of the sales particulars may be implied from the photograph of the property. The sales particulars may change in course of time, and any interested party is advised to make final specification of the property prior to exchange of contracts.

PHOTOGRAPHS are for illustration only and may depict items not included in the sale of the property.

Energy Efficiency Rating

| Rating | Value |
|--------|---------------|
| A | 92+ (91.91) |
| B | 91.91 (99.80) |
| C | 99.80 (95.68) |
| D | 95.68 (93.64) |
| E | 93.64 (91.28) |
| F | 91.28 (87.20) |
| G | 87.20 (81.20) |

Current Potential

EU Directive 2002/91/EC

Note: fuel energy efficient - higher running costs

With every measurement, there is some error. The error is the difference between the measured value and the true value. The error is often expressed as a percentage of the true value. The percentage error is calculated as follows:

$$\text{Percentage Error} = \frac{\text{True Value} - \text{Measured Value}}{\text{True Value}} \times 100\%$$

For example, if the true value of a measurement is 100 cm and the measured value is 95 cm, the percentage error would be:

$$\text{Percentage Error} = \frac{100 - 95}{100} \times 100\% = 5\%$$

It is important to note that the percentage error is not the same as the absolute error. The absolute error is the difference between the measured value and the true value, regardless of the true value. The percentage error, on the other hand, is a relative measure of the error, expressed as a percentage of the true value.

TO
GROUND FLOOR
APPROX. FLOOR
AREA 430 SQ.FT.
(39.9 SQ.M.)

3D FLOOR PLAN

1ST FLOOR

AREA 401 SQ.FT.

372 SQ.M.

BEDROOM 1

BEDROOM 2

LANDING

BATHROOM

LOUNGE

STAIRS

KITCHEN/DINER

ROOM

UTILITY

WC

Mark Westgate