



Property Description

Wright & Wright are pleased to be able to offer for sale this three bedroom semi detached property within popular village location. uPVC double glazing and gas central heating. Entrance hall, lounge, dining room, fitted kitchen. Three bedrooms, bathroom. Gardens front and rear, parking front and side. Scope to extend and no chain.



Entrance Hall

having ceiling light point, stairs to first floor landing and French doors to...

Lounge 4.04m x 3.60m (13' 3" x 11' 10")

having uPVC double glazed window to front aspect, ceiling light point, double panelled radiator, marble hearth with wooden surround and gas fire, open access to...

Dining Room 3.30m x 2.40m (10' 10" x 7' 10")

having uPVC double glazed window to rear aspect, ceiling light point, single panelled radiator and door to..

Fitted Kitchen 3.30m x 2.30m (10' 10" x 7' 7")

having uPVC double glazed windows to side and rear aspects, ceiling light point, tiled flooring, range of matching wall and base units with work surfaces over, 1 1/4 bowl drainer sink unit with mixer taps, plumbing for automatic washing machine, oven, hob and extractor. Part glazed door to rear.

First Floor Landing

having uPVC double glazed window to side aspect, ceiling light point, loft access.

Bedroom One 3.90m x 2.68m (12' 10" x 8' 10")

having uPVC double glazed window to front aspect, ceiling light point, single panelled radiator and range of built in wardrobes.

Bedroom Two 2.80m x 2.80m (9' 2" x 9' 2")

having uPVC double glazed window to rear aspect, ceiling light point, single panelled radiator

Bedroom Three 2.90m x 1.90m (9' 6" x 6' 3") Max

having uPVC double glazed window to front aspect, ceiling light point, single panelled radiator

Bathroom 1.92m x 1.90m (6' 4" x 6' 3")

having uPVC double glazed window to front aspect, ceiling light point, single panelled radiator, three piece comprising low level flush wc, wash hand basin and side panelled bath.

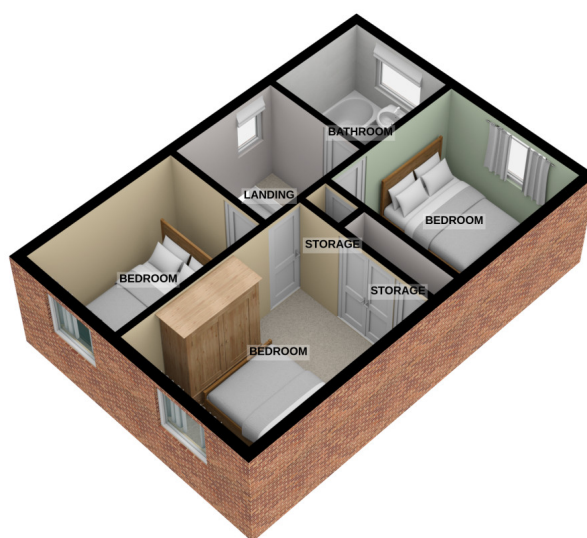
Outside

Lawned gardens to front and rear, drive to front with gates to further parking/hard standing. Patio area to rear.

GROUND FLOOR
347 sq.ft. (32.2 sq.m.) approx.



1ST FLOOR
351 sq.ft. (32.6 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.8 sq.m.) approx.

For illustrative purposes only. Decorative finishes, fixtures, fittings and furnishings do not represent the current state of the property. Measurements are approximate. Not to scale.
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41, Bosworth Road
Barlestone
NUNEATON
CV13 0JE

Energy rating

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Valid until
25 May 2030

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