

Mark
Webster
estate agents



Oakdene Crescent
Nuneaton
£260,000

*** MUCH IMPROVED SEMI DETACHED HOME - DESIRABLE LOCATION - VIEWING IS ESSENTIAL ***. For sale with MARK WEBSTER estate agents is this delightful traditional semi detached property briefly comprising: Entrance hall, two reception rooms, kitchen, guest WC, three bedrooms, refitted bathroom, large timber garden store/workshop and a driveway to the front.

RECEPTION HALL

Having an opaque double glazed entrance door with adjoining side screens, laminated wooden effect flooring, double panelled radiator, stairs leading off to the first floor landing and doors to...

FRONT RECEPTION ROOM

11' 7" x 10' 4" (3.53m x 3.15m)

Double glazed bay window to front aspect, double panelled radiator, laminated wooden effect flooring, attractive feature panelled walls with LED feature strip lighting.

REAR RECEPTION ROOM

13' 7" x 11' 6" (4.14m x 3.51m)

Double glazed sliding patio style doors leading out to the rear garden, laminated wooden effect flooring, feature fireplace, double panelled radiator and a door to the kitchen.

KITCHEN

6' 6" x 12' 2" maximum (1.98m x 3.71m)

Double glazed window to rear aspect, opaque double glazed side window, fitted base and eye level units, roll edge work surfaces, inset stainless steel electric oven, gas hob, space and plumbing for a washing machine, double panelled radiator and a door to the guest WC.

GUEST WC

6' 9" x 2' 5" (2.06m x 0.74m)

Double glazed side entrance door, chrome towel radiator, combined low level WC/Cistern, wall mounted Baxi gas boiler, opaque double glazed window to side aspect.

FIRST FLOOR LANDING

Opaque double glazed window to side aspect, access to the roof storage space which has been part boarded, doors leading off to...

BEDROOM ONE

11' 8" x 10' 8" (3.56m x 3.25m)

Double glazed window to rear aspect, single panelled radiator, feature panelled wall and fitted bedroom storage.



BEDROOM TWO

9' 6" x 11' 8" plus bay window (2.9m x 3.56m)

Double glazed bay window to front aspect and a double panelled radiator.

BEDROOM THREE

8' 8" x 6' 10" (2.64m x 2.08m)

Double glazed window to front aspect and a single panelled radiator.

REFITTED BATHROOM

6' 9" x 5' 6" (2.06m x 1.68m)

Opaque double glazed window to rear aspect, chrome towel radiator, low level WC, wash basin with useful vanity storage beneath, shower bath having a chrome mixer shower over with rainfall style shower head, marble effect tiled walls and recessed LED ceiling down lights.

TO THE EXTERIOR

To the front of the property there is a stoned driveway providing off road parking with side access to the rear garden. The rear garden has a degree of privacy having a decked patio, slate chipped area, lawn and a good sized timber store/workshop with power connected.

FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

SERVICES: We understand that all mains services are connected.

COUNCIL TAX: We understand this property has been placed in Council Tax Band C . (This information is provided from the Council Tax Valuation List Website)

DISCLAIMER: DET AILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



