







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.

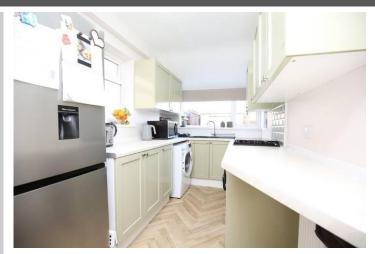
FIRST FLOOR LANDING

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 ALS 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.







sale of the property. Photographs are for illustration only and may depict items not included in the accurate, measurements quoted are approximate and for guidance only. working order. While we endeavour to make our sales particulars reliable and not been tested and therefore no guarantee can be given that they are in COMPANY DISCLAIMER - All fixtures, fittings, appliances and services have

inspection of the property prior to exchange of contracts. change in course of time, and any interested part is advised to make final to be implied from the photograph of the property. The sales particulars may Nothing concerning the type of construction of the condition of the structure is measurements themselves before committing themselves to any expense. must be considered incorrect. A buyer is advised to re-check the verified it. The measurements supplied are for general guidance and as such Buyers must assume the information is incorrect, until their own solicitors have Agent checked the legal status of the property or the validity of any guarantee. the buyer must assume the information given is incorrect. Neither has the working order, fit for their purpose or within ownership of the sellers, therefore apparatus, equipment, fixtures or services and so does not verify they are in Property Mis-description Act 1991 - The Agent has not tested any

loss other than when specific information has been requested. confirmation should be relied on. The Agent will not be responsible for any any verbal statement made by any member of staff, as only specific written specific written confirmation provided. The agent will not be responsible for upon any information from the Agent, then a request should be made and expenditure or other legal commitments. If any interested party wishes to rely solicitor or other professionals before committing themselves to any commit expenditure. An interested party should consult their own surveyor, only and should not be relied upon as a basis to enter into legal contract or to Misrepresentation Act 1937 - These details are prepared as a general guide

Sat: 9:00am - 4:00pm Mon – Fri: 9:00am – 5:30pm

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TOTAL FLOOR AREA: 848 sq.ft. (78.8 sq.m.) approx **ВЕСЕРТІОИ ROOM** EN BANCE HALL ВЕРВООМ 3 **BEDROOM 2 ВЕСЕРТІОИ ВООМ** MC KITCHEN **BEDBOOM 5 MOORHTAB** 456 sq.ft. (42.4 sq.m.) approx. 393 sq.ft. (36.5 sq.m.) approx.





