



Ansley Road
Nuneaton
£169,950

*** WELL SITUATED TRADITIONAL PROPERTY WITH A GOOD SIZED REAR GARDEN ***. For sale with MARK WEBSTER estate agents is this well cared for two bedroom terraced property briefly comprising: Lounge, dining room, kitchen, bathroom, two double bedrooms, long rear garden and off road parking. Viewing is essential.

PORCH

Having door glazed windows, tiled floor and an attractive composite style entrance door to...

LOUNGE

13' 8" x 13' 4" into bay window (4.17m x 4.06m)

(11' 9" minimum length) Double glazed bay window to front aspect, double panelled radiator, laminated wooden effect flooring and a door to...



DINING ROOM

9' 10" x 10' 6" (3m x 3.2m)

Double glazed French doors giving access to the garden, single panelled radiator, laminated wooden effect flooring, door to a useful under stairs storage cupboard and a further door to...



KITCHEN

10' 8" x 6' 2" (3.25m x 1.88m)

Double glazed window to side aspect, wooden effect vinyl flooring, double panelled radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, space for an electric oven, gas hob with extractor above, stainless steel sink, space for a fridge/freezer, plumbing for an automatic washing machine and a door to...



BATHROOM

5' 9" x 6' 2" (1.75m x 1.88m)

Opaque double glazed window to side aspect, double panelled radiator, vinyl flooring, tiling to splash back areas, hand wash basin with useful vanity storage below, low level WC and a panelled bath with chrome mixer style shower over.

BEDROOM ONE

10' 9" x 15' 6" maximum (3.28m x 4.72m)

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

BEDROOM TWO

12' 5" x 10' 10" (3.78m x 3.3m)

Double glazed window to rear aspect, access to roof space and a single panelled radiator.

TO THE EXTERIOR

To the front of the property there is a paved driveway proving ample off road parking and a side access to the rear garden. The enclosed rear garden has a paved patio area, useful storage shed, lawn area and a paved path to a section of decking.



FIXTURES & 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 FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

DISCLAIMER: DETAILS 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.





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

Property Mis-description Act 1991 – The Agent has not tested any 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 can the buyer check the legal status of the property or the validity of any guarantee.

Measurements must be considered incorrect. A buyer is advised to re-check the measurements before concluding the purchase to make final arrangements for the property prior to exchange of contracts.

Photographs are for illustration only and may depict items not included in the catalogue, measurements quoted are approximate and for guidance only.

COMPANY DISCLOSURE - All structures, fittings, appurtenances and services have

Energy Performance Rating:



414 sq. ft. (38.5 sq. m.) approx.
326 sq. ft. (30.3 sq. m.) approx.
1ST FLOOR GROUND FLOOR