



3 Sheringham Close | Nuneaton | CV11 6SR

£259,950

A three bedroom extended semi detached house in sought after location offered 'For Sale' with no upward chain. Freehold. Council Tax Band C. EPC Rating C

- EXTENDED
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- Solar Panels
- No Chain



Property Description

ENTRANCE HALL

Double glazed entrance door, fitted carpet, single central heating radiator.

LOUNGE

13' 6" x 10' 9" (4.118m x 3.289m) Double glazed window to front aspect, fitted carpet, feature fireplace, single central heating radiator.

DINING ROOM

13' 10" x 10' 6" (4.230m x 3.216m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator, under stairs storage cupboard, Double glazed French Doors leading to Rear Garden.

KITCHEN

12' 3" x 9' 5" (3.741m x 2.872m) Fitted with range of matching base units and wall cupboards, work surfaces over with tiling to splash back areas, inset single drainer stainless steel sink unit, integrated electric oven and gas hob, extractor fan. Plumbing for washing machine, vinyl floor covering, central heating radiator, Double glazed window to rear aspect.

STAIRS AND LANDING

Having fitted carpet, access to roof space.

BEDROOM ONE

13' 11" x 7' 6" (4.255m x 2.302m) Dual UPVC double glazed windows to front aspect, fitted carpet, single central heating radiator.

BEDROOM TWO

17' 0" x 12' 1" (5.187m into wardrobe space x 3.684m) UPVC double glazed window to rear aspect, fitted carpet, central heating radiator, X2 double fitted wardrobes having overhead cupboards and side drawers.

BEDROOM THREE

10' 11" x 9' 5" (3.350m x 2.894m) UPVC double glazed window to front

aspect, fitted carpet, double and triple fitted wardrobes with overhead cupboards.

BATHROOM ONE

9' 5" x 8' 3" (2.894m x 2.527m) Panelled bath, separate shower cubicle with 'Triton' shower, pedestal wash hand basin, low level w.c, walls tiled to splash back areas, central heating radiator, tiled flooring, Double glazed window to rear aspect.

BATHROOM TWO

Panelled bath with 'Triton' shower over, pedestal wash hand basin, low level w.c, walls tiled to splash back areas, extractor fan, central heating radiator, vinyl floor covering, built in cupboard housing water tank.

FRONT GARDEN

Driveway providing off road parking and giving direct access to garage.

GARAGE

Having up and over door, power and light, pedestrian rear door.

REAR GARDEN

Slabbed patio area, lawn, fenced boundaries





For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Tenure

Freehold

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Council Tax Band

C

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements