

FOR SALE



Leaf Walk, Nuneaton

3 Bedrooms, 2 Bathroom, End Terraced House

£200,000

MARTIN&CO



A THREE BEDROOM END TERRACE TOWNHOUSE IN NUNEATON. Comprising entrance hallway, kitchen, WC and rear lounge. First floor two bedrooms and family bathroom. Second floor bedroom with shower room, Rear garden and allocated parking. Gas central heating and double glazed. Over looking a green area!

- MODERN THREE BEDROOM HOUSE
- REAR LOUNGE WITH ACCESS TO GARDEN
- MODERN KITCHEN WITH APPLIANCES
- THREE DOUBLE BEDROOMS
- DOWNSTAIRS WC, FAMILY BATHROOM AND ENSUITE TO MAIN
- GAS CENTRAL HEATING AND

ENTRANCE HALLWAY 3' 6" x 16' 0" (1.07m x 4.88m)
Enter the home via the double glazed front door and to the side of you is the entrance to the modern kitchen. Further along is the downstairs cloakroom, stairs and entrance to the rear lounge. Carpeted floor and radiator.

MODERN KITCHEN 9' 8" x 10' 4" (2.99m x 3.16m)
Separate kitchen located at the front of the house and having wooden wall and base kitchen units with stainless steel handles and a dark worksurface. Plenty of storage and built in appliances include electric oven with gas hob and extractor above and modern gas boiler. Double glazed window over looking the front green area.

DOWNSTAIRS WC 3' 3" x 5' 8" (1.0m x 1.74m)
Downstairs cloakroom with modern suite of WC and sink unit

REAR LOUNGE/DINER 13' 1" x 15' 1" (4.01m x 4.61m)
A good sized rear lounge/dining room which over looks the rear garden. Having a carpeted floor and double glazed window and double doors.

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 86 B |
| 69-80 | C | 75 C | |
| 55-68 | D | | |
| 39-54 | E | | |
| 21-38 | F | | |
| 1-20 | G | | |



FIRST FLOOR LANDING First floor landing providing access to the two bedroom and family bathroom. Two storage cupboards and access to the second floor



REAR GARDEN

FRONT BEDROOM 13' 5" x 10' 5" (4.1m x 3.19m)
Front double bedroom with two double glazed windows over looking the front of the house. Having a carpeted floor and decorated in a neutral colour.

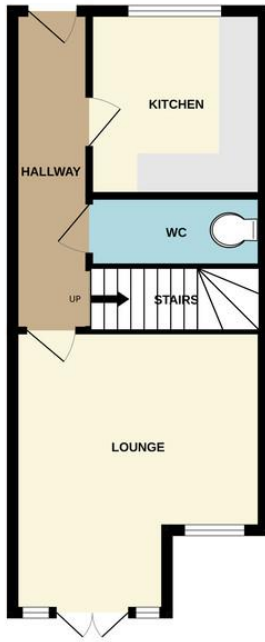
REAR BEDROOM 8' 9" x 11' 0" (2.67m x 3.36m)
Front double bedroom with two double glazed windows over looking the rear of the house. Having a carpeted floor and decorated in a neutral colour.

FAMILY BATHROOM 6' 2" x 7' 9" (1.89m x 2.38m)
Modern family bathroom comprising a white suite of bath, sink and WC

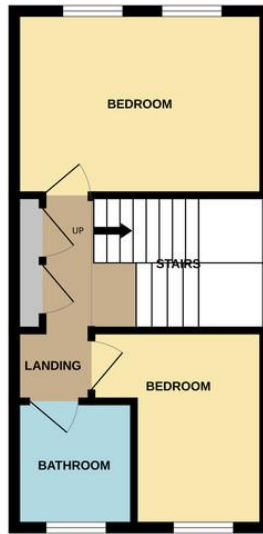
LOFT BEDROOM WITH ENSUITE 13' 1" x 17' 4" (4.01m x 5.30m)
This main bedroom is based on the second floor has a carpeted floor and two velux windows. Benefitting from having an ensuite shower room, built in wardrobes and extra storage within the eaves. Ensuite comprising WC, sink and shower cubicle.



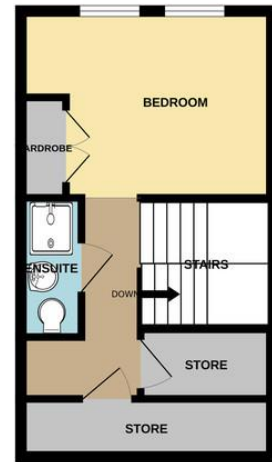
GROUND FLOOR
371 sq.ft. (34.5 sq.m.) approx.



1ST FLOOR
337 sq.ft. (31.3 sq.m.) approx.



2ND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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