

Mark  
Webster  
estate agents



Knowles Avenue  
Nuneaton  
£215,000

\*\*\* 4 BEDROOMS ~ GOOD SIZED REAR GARDEN ~ DOUBLE WIDTH DRIVEWAY  
~ EXCELLENT FAMILY HOME \*\*\*. For sale with MARK WEBSTER estate agents is  
this nicely situated terraced family home briefly comprising: Kitchen, guest WC/Utility,  
lounge/diner, four bedrooms and a family bathroom. Viewing is recommended.

## RECEPTION HALL

Having an opaque double glazed composite style entrance door, laminated wooden effect flooring, vertical column style radiator, stairs leading off to the first floor landing and doors to...

## KITCHEN

**13' 2" x 10' 3" maximum (4.01m x 3.12m)**

(5'5" minimum width) Double glazed window to rear aspect, laminated wooden effect flooring, wall mounted Baxi combination central heating boiler, door to a useful under stairs storage cupboard, fitted base and eye level units, roll edge work surfaces, inset stainless steel electric oven and gas hob, appliance spaces, door to the lounge/diner and a glazed door to the rear lobby area.

## REAR LOBBY AREA

Having a glazed stable style door leading out to the rear garden, useful space for an appliance and a door to...

## GUEST WC/UTILITY AREA

**5' 7" x 4' 5" (1.7m x 1.35m)**

Window to side aspect, low level WC, space and plumbing for a washing machine, further appliance space, roll edge work surface and double eye level unit.

## LOUNGE/DINER

**20' 8" x 12' 3" maximum (6.3m x 3.73m)**

(10'5" minimum width) Double glazed window to front aspect, laminated wooden effect flooring, two vertical column style radiators and double glazed French doors leading out to the rear garden.

## FIRST FLOOR LANDING

Access to the roof storage space, single panelled radiator, door to a useful storage cupboard and further doors leading off to...

## BEDROOM ONE

**11' 10" x 11' 1" maximum (3.61m x 3.38m)**

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

## BEDROOM TWO

**15' 7" x 8' 7" maximum (4.75m x 2.62m)**

(7'10" minimum width) Double glazed window to front aspect, single panelled radiator and useful built in storage.





### **BEDROOM THREE**

**10' 1" x 7' 3" maximum (3.07m x 2.21m)**

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

### **BEDROOM FOUR**

**9' 3" x 7' 4" (2.82m x 2.24m)**

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

### **BATHROOM**

**6' 0" x 5' 4" (1.83m x 1.63m)**

Opaque double glazed window to rear aspect, double panelled radiator, low level WC, wash basin with useful vanity storage beneath, panelled bath with a chrome mixer style tap with shower head attachment, shower screen and tiled walls.

### **TO THE EXTERIOR**

To the front of the property there is a double with driveway providing off road parking and a side shared covered entry leading to a rear gated access to the enclosed garden. The rear garden is an excellent size having a covered paved patio area, lawn, further rear paved patio, useful brick and metal storage sheds.

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

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed 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.



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



**Energy Performance Rating:**

Score	Energy rating	Current	Potential
92+	A		
81-91	B		B   89
69-80	C	72   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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