







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.

#### **RECEPTON 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.

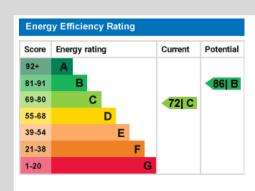
**COUNCIL TAX:** We understand this property has been placed in Council Tax Band A. (This information is provided from the Council Tax Valuation List Website).

**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.









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

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sale of the property.

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

BEDROOM 4

ВЕРВООМ 3

503 sq.ft. (46.7 sq.m.) approx.

www.markwebsterandco.co.uk

ENTRANCE HAL

KITCHEN

473 sq.ft. (43.9 sq.m.) approx.

**GROUND FLOOR** 

MC/UTILITY AR

CV9 1AD Atherstone, Warwickshire 131 Long Street

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BEDBOOM I





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