

Mark
Webster
estate agents



Currane Road
Nuneaton
£229,950

*** DESIRABLE DEVELOPMENT ~ NICELY POSITIONED ~ PARKING FOR 2 CARS ***. For sale with MARK WEBSTER estate agents is this deceptively spacious modern terraced property briefly comprising: Through hallway, guest WC, kitchen/diner, rear lounge, three bedrooms, en-suite & family bathroom, enclose rear garden. Viewing is essential.

ENTRANCE HALL

Having an opaque double glazed composite style entrance door, stairs leading off to the first floor landing, single panelled radiator, laminated wooden effect flooring, door to a useful storage cupboard that also has space and plumbing for a washing machine, useful under stairs recess/storage and doors leading off to...

GUEST WC

5' 8" x 3' 0" (1.73m x 0.91m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC and a corner wash basin.

KITCHEN/DINER

8' 2" x 13' 2" to the kitchen units (2.49m x 4.01m)

Double glazed window to front aspect, single panelled radiator, wide range of high gloss style kitchen units, floor to ceiling units to one wall, integrated fridge freezer, built in stainless steel 'SMEG' electric oven and microwave, wooden effect roll edge work surfaces, stainless steel 'SMEG' gas hob with a stainless steel extractor hood above, built in dishwasher and tiled splash back areas.

REAR LOUNGE

15' 2" x 10' 8" maximum (4.62m x 3.25m)

Having double glazed sliding doors giving access to the rear garden and a double panelled radiator.

FIRST FLOOR LANDING

Single panelled radiator, door to a good sized airing cupboard and further doors leading off to...

BEDROOM ONE

10' 7" x 8' 5" (3.23m x 2.57m)

Double glazed window to rear aspect, single panelled radiator, fitted wardrobes with sliding doors and a door to...

ENSUITE

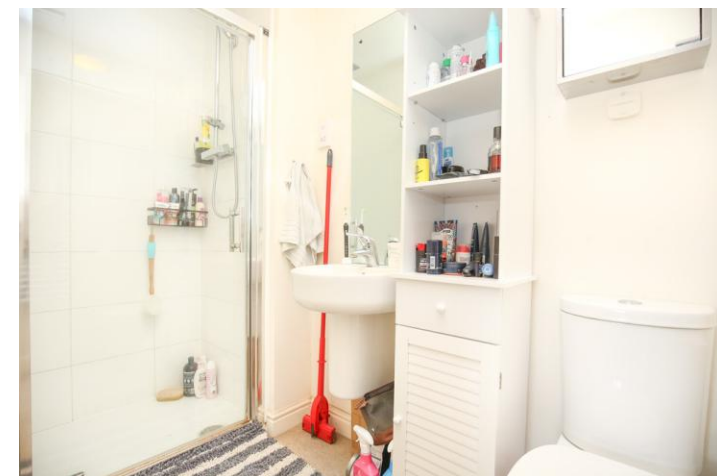
8' 4" x 3' 7" minimum (2.54m x 1.09m)

(5'7" maximum depth) Having a chrome towel radiator, low level WC, wall mounted wash basin, tiled shower enclosure having a chrome mixer style shower, useful shaver connection point.

BEDROOM TWO

9' 6" x 8' 1" (2.9m x 2.46m)

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



BEDROOM THREE

7' 9" x 6' 5" maximum (2.36m x 1.96m)

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

BATHROOM

6' 8" x 5' 9" (2.03m x 1.75m)

Opaque double glazed window to front aspect, chrome towel radiator, low level WC, wash basin, panelled bath with a chrome mixer style shower over, shower screen and tiled splash backs.

TO THE EXTERIOR

The property has an enclosed rear garden with a degree of privacy having a paved patio with useful awning, low maintenance bark chipped area, timber summerhouse, fenced boundaries with rear gated access. The property also has the benefit of allocated parking for two cars.

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

SERVICES: We understand that all mains services are connected.

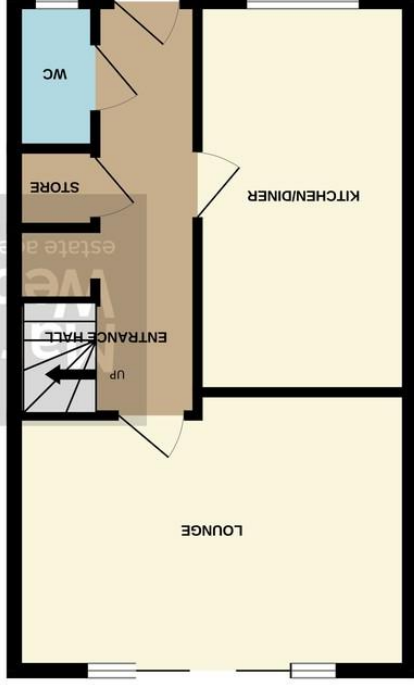
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

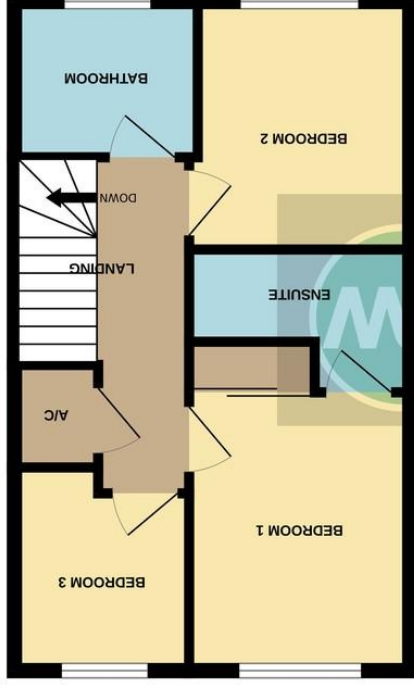
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GROUND FLOOR (36.2 sq.m.) approx.



1ST FLOOR (36.2 sq.m.) approx.



What every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is 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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Mon – Fri: 9:00am – 5:30pm
 Sat: 9:00am – 4:00pm

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