



Mancetter Road
Nuneaton
£249,950

*** VERY WELL PRESENTED - TRADITIONAL BAY FRONTED PROPERTY
***. For sale with MARK WEBSTER estate agents is this semi-detached property briefly comprising: Open plan lounge/diner, kitchen, conservatory, three bedrooms, shower room, rear garden and off road parking. Viewing is essential.

PORCH

Having a composite style entrance door and a further door to...

ENTRANCE HALL

Single panelled radiator, stairs leading off to the first floor landing, door to a useful storage cupboard and further doors to...

LOUNGE

10' 4" x 13' 1" (3.15m x 3.99m)

Double glazed bay window to front aspect, tall panel radiator and an opening to...

DINING ROOM

11' 9" x 11' 8" (3.58m x 3.56m)

Double glazed French doors giving access to the garden and a tall panel radiator.

KITCHEN

8' 7" x 7' 1" (2.62m x 2.16m)

Double glazed window to side aspect, tall panel radiator, a range of base and eye level kitchen units, square edge work surfaces, stainless steel sink, eye level electric single oven, electric hob, integrated microwave, two appliance spaces, integrated dishwasher and a double glazed door to...

CONSERVATORY

9' 4" x 8' 6" (2.84m x 2.59m)

Having double glazed windows and double glazed French doors giving access to the rear garden.

FIRST FLOOR LANDING

Double glazed window to side aspect, panel style radiator and doors to...

BEDROOM ONE

13' 4" x 11' 6" into bay window (4.06m x 3.51m)

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

BEDROOM TWO

10' 9" x 11' 8" (3.28m x 3.56m)

Double glazed window to rear aspect, door to an airing cupboard and a single panelled radiator.



BEDROOM THREE

8' 5" x 7' 6" maximum (2.57m x 2.29m)

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

SHOWER ROOM

6' 1" x 7' 1" (1.85m x 2.16m)

Opaque double glazed window to side aspect, tiled floor & walls, wash basin with useful vanity storage and a comfort level WC.

TO THE EXTERIOR

To the front of the property there is a full width block paved driveway with access to the entrance door and side access gate, parking for four cars at the front. The rear garden has a block paved patio area and a gate to a gravelled section with paved path leading to a rear gate which provides access to a rear parking area.

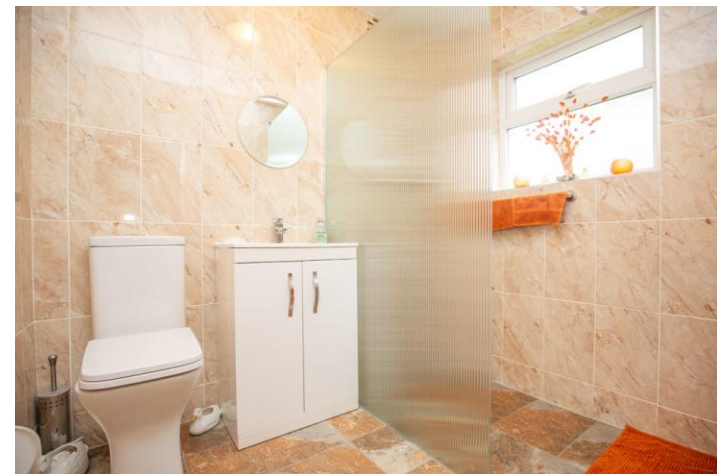
FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

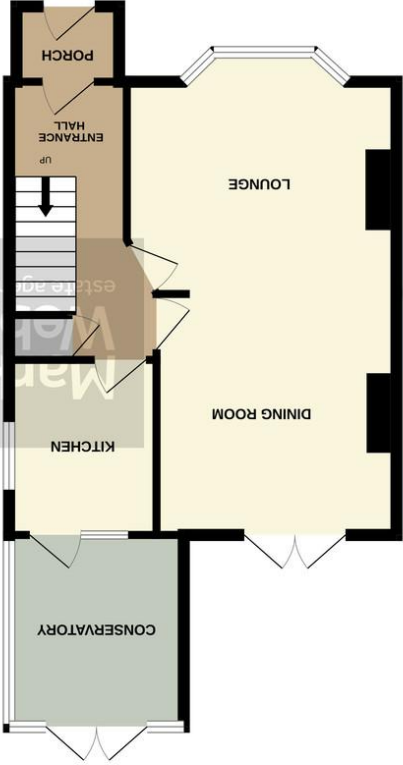
TENURE: We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

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

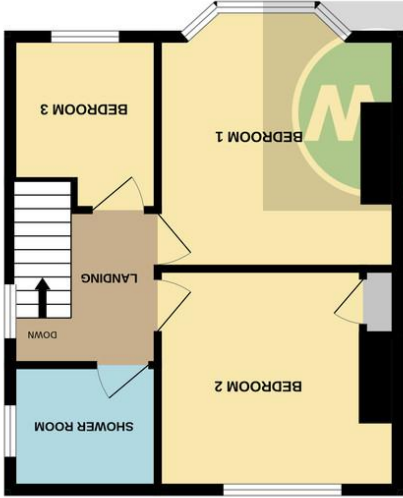
DISCLAIMER: DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER. ANY IMAGES ARE FOR SOLELY FOR ILLUSTRATIVE PURPOSES.



GROUND FLOOR
513 sq.ft. (47.6 sq.m.) approx.



1ST FLOOR
410 sq.ft. (38.1 sq.m.) approx.

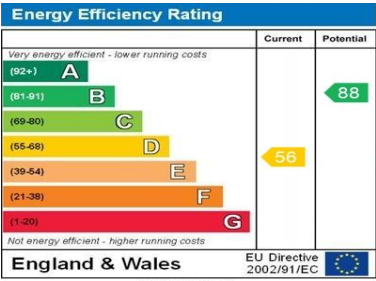


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used 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.
Made with Metropix ©2025

131 Long Street
Atherstone, Warwickshire
CV9 1AD

www.markwebsterandco.co.uk
01827 720 777

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



COMPANY DISCLAIMER – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

Property Mis-description Act 1991 – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

Misrepresentation Act 1937 – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.