



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 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.



