



Winchester Avenue  
Nuneaton  
£250,000



\*\*\* NO UPWARD CHAIN - LARGE CORNER PLOT - POPULAR LOCATION \*\*\*. For sale with MARK WEBSTER estate agents is this semi-detached bungalow briefly comprising: Lounge, kitchen, conservatory, two double bedrooms, shower room, front & rear garden, garage and off road parking. Viewing is essential.

## ENTRANCE HALL

Having a double panelled radiator and doors leading off to...

## BEDROOM ONE

**15' 0" x 7' 7" to fitted wardrobe (4.57m x 2.31m)**

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

## BEDROOM TWO

**11' 9" x 11' 4" (3.58m x 3.45m)**

Double glazed windows to front and side aspects, single panelled radiator and a fitted wardrobe.



## WET ROOM

**6' 3" x 5' 4" (1.91m x 1.63m)**

Opaque double glazed window to side aspect, heated towel radiator, vinyl flooring, panelled walls, wall mounted wash basin, low level WC and an electric shower.



## KITCHEN

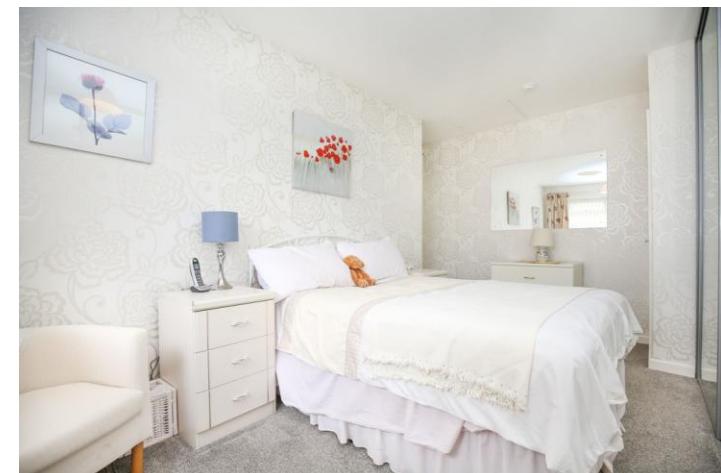
**8' 6" x 11' 3" (2.59m x 3.43m)**

Double glazed window to side aspect, vinyl flooring, door to a useful storage cupboard, double panelled radiator, a range of tall, base and eye level kitchen units, roll edge work surfaces, space for an electric single oven, stainless steel sink, electric hob, space for a fridge, integrated dishwasher, space for a washing machine and a door giving access to the rear garden.

## LOUNGE

**15' 8" x 11' 4" (4.78m x 3.45m)**

Double glazed bow window to front aspect, double panelled radiator, feature fireplace and glazed sliding doors to...



## CONSERVATORY

**8' 8" x 8' 6" (2.64m x 2.59m)**

Having double glazed windows, vinyl flooring and a double glazed door giving access to the rear garden.

## GARAGE

**16' 2" x 8' 0" (4.93m x 2.44m)**

Having an electric roller door, power and light.

## TO THE EXTERIOR

The property stands on a good sized corner plot with the front garden being mainly laid to lawn with a small gravel patio. There is also a block paved driveway to the front of the detached single garage which provides off road parking with steps down to the entrance door. There is also a small courtyard style rear garden which is fully paved for low maintenance.

**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).

**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.



