



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 a 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

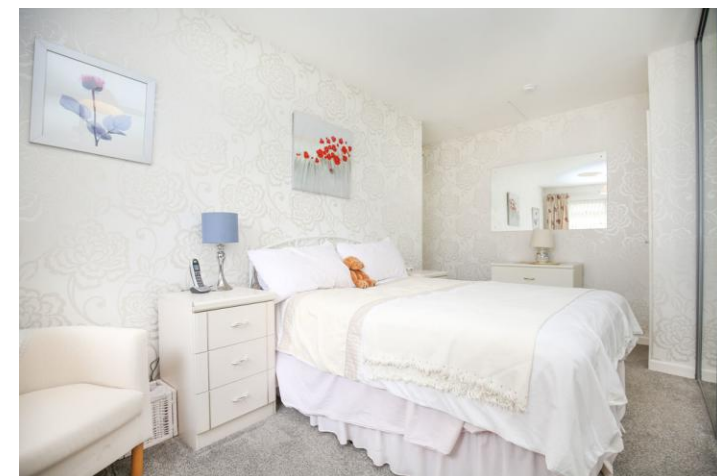
**8' 8" x 8' 6" (2.64m x 2.59m)**

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).

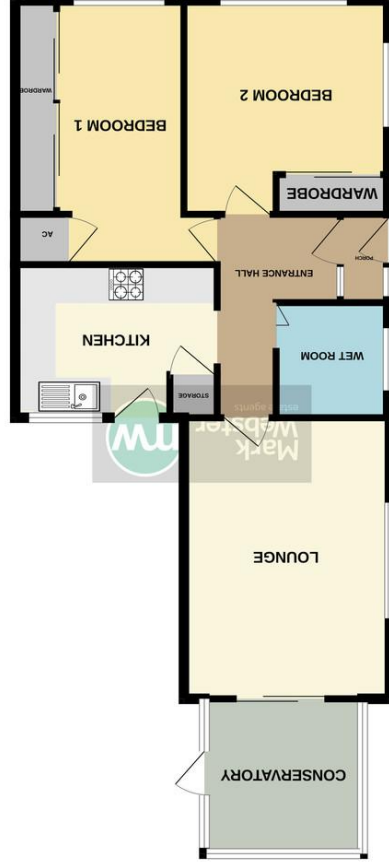
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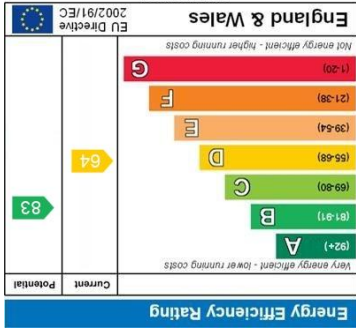
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01827 720 777

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



GROUND FLOOR  
750 sq. ft. (69.6 sq.m.) approx.

While 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, omission or misstatement. 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 operation or efficiency can be given.  
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