



Peake Avenue
Nuneaton
£365,000

*** GREAT LOCATION ~ DESIRABLE DEVELOPMENT ~ CORNER BUNGALOW
***. For sale with MARK WEBSTER estate agents is this delightful 3 bedroom detached bungalow briefly comprising: Lounge, garden room, kitchen/diner, guest WC, three bedrooms, shower room, well cared for gardens and a side driveway. Viewing is a must.

RECEPTION PORCH

Having a uPVC entrance door, opaque double glazed windows, tiled floor, internal wooden glazed door with feature glass blocks to either side leading to...

ENTRANCE HALL

Double panelled radiator, door to a useful storage cupboard and further doors leading off to...

LOUNGE

15' 10" x 13' 4" (4.83m x 4.06m)

Double glazed window to front aspect, double panelled radiator, feature fireplace and double glazed French doors to the garden room.

GARDEN ROOM

11' 9" x 7' 1" (3.58m x 2.16m)

Having double glazed windows, double panelled radiator and a single double glazed door leading out to the rear garden.

KITCHEN

11' 9" x 11' 9" minimum (3.58m x 3.58m)

Double glazed window to rear aspect, double panelled radiator, range of fitted base and eye level units, roll edge work surfaces, stainless steel sink, eye level stainless steel double oven, inset four ring gas hob with a stainless steel extractor hood above, space and plumbing for a washing machine, further appliance spaces, tiled splash back areas and a glazed door to the rear lobby area.

REAR LOBBY AREA

Opaque double glazed door leading out to the rear garden, tiled floor, single panelled radiator and a door to the WC.

GUEST WC

4' 6" x 2' 9" (1.37m x 0.84m)

Opaque double glazed window to side aspect, tiled floor and walls, low level WC and a corner wash basin.

BEDROOM ONE

11' 10" x 9' 10" (3.61m x 3m)

Single panelled radiator, fitted wardrobes and open plan through to...



EXTENDED DRESSING AREA

9' 6" x 8' 5" (2.9m x 2.57m)

Double glazed windows to rear and side aspects.

BEDROOM TWO

15' 10" x 10' 0" (4.83m x 3.05m)

Double glazed window to front aspect, single panelled radiator and a range of fitted bedroom furniture.

BEDROOM THREE

7' 7" x 6' 3" (2.31m x 1.91m)

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

SHOWER ROOM

8' 0" x 4' 4" minimum (2.44m x 1.32m)

Opaque double glazed window to side aspect, single panelled radiator, low level WC, wash basin, PVC panelled shower cubicle having a chrome mixer style shower, tiled walls and access to the roof storage space.

TO THE EXTERIOR

The front gardens are mainly laid to lawn with a centre pathway leading to the entrance door and a side driveway providing off road parking. The rear garden has a degree of privacy having a paved patio, lawn, plastic storage shed, side paved area and gated access to the driveway.

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 D. (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.



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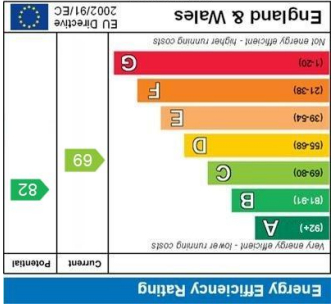
Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



GROUND FLOOR
1067 sq.ft. (99.1 sq.m.) approx.



What every seller has been made to ensure the accuracy of the figures 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 guidance purposes only and should not be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is made with respect to their operation or efficiency can be given.



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