



- Semi-Detached Property
- Three Double Bedrooms
- Two Reception Rooms & Study

- Conservatory
- Driveway & Garage
- Large Rear Garden



This three double bedroom, semi-detached property boasts superb living space with two reception rooms, a Conservatory, downstairs W/C and parking for multiple vehicles. Located in a sought-after area of Nuneaton with surrounding local amenities. In brief, the property consists of; Porch, Study, Hall, W/C, Lounge, Conservatory, Kitchen and Dining Room to the ground floor. On the first floor there are Three Bedrooms and the Bathroom. There is a driveway and garage for plenty of off-road parking, and also a front garden and a large, enclosed rear garden. Viewing is recommended.

PORCH Giving access into the Hall and also the Study.

STUDY 4' 10" x 3' 6" (1.49m x 1.08m) With a double glazed window to the front aspect.

HALL With stairs ascending to the first floor and doors leading to the W/C, Lounge and Kitchen.

W/C Having a low level W/C and hand wash basin.

LOUNGE 10' 5" x 17' 8" (3.19m x 5.41m) A sizeable lounge benefitting from a feature fireplace, central heated radiator, a window overlooking the Conservatory and a doors leading to the Conservatory and the Dining Area.



CONSERVATORY 10' 9" x 11' 1" (3.28m x 3.4m) With double glazed windows and doors leading out into the rear garden.

KITCHEN 8' 0" x 11' 8" (2.46m x 3.57m) Including a matching range of wall and base mounted units with work surfaces over, a sink with drainer and mixer tap, space for a range-style cooker and other appliances, and a double glazed window to the side aspect. There is a door leading to the Dining Area.



DINING AREA 8' 0" x 8' 10" (2.46m x 2.71m) Having a central heated radiator and double glazed sliding glass doors leading out into the rear garden.



LANDING With stairs rising from the ground floor and doors leading to accommodation.

BEDROOM ONE 10' 6" x 10' 11" (3.21m x 3.33m) A double bedroom having a central heated radiator and double glazed window to the front aspect.



BATHROOM 5' 2" x 8' 5" (1.59m x 2.58m) Being partially tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



BEDROOM TWO 10' 6" x 12' 11" (3.21m x 3.96m) Another double bedroom having a central heated radiator, fitted wardrobe and a double glazed window to the rear aspect.



FRONT ASPECT Offering a front garden and a good-sized driveway with gated access to the Garage at the rear.

GARAGE Situated to the rear of the property and having an up-and-over door.

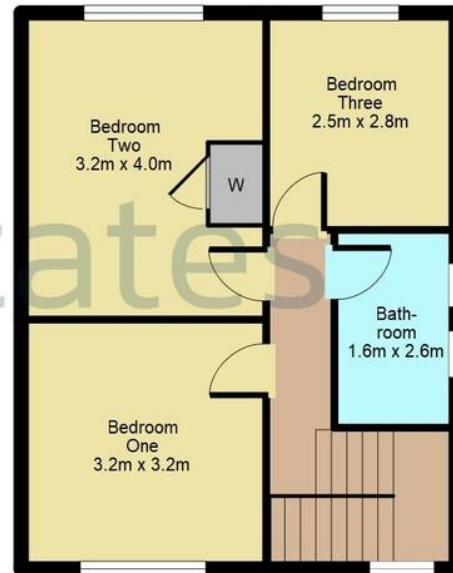
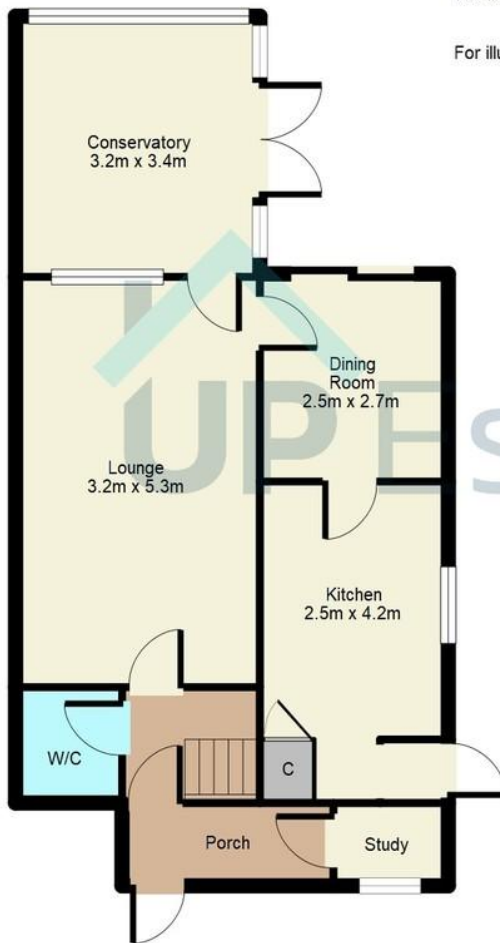
GARDEN A generous-sized, private rear garden with a patio followed by a lawn with fencing along the boundaries. There is also access to the Garage via a pedestrian door.



BEDROOM THREE 8' 1" x 9' 5" (2.48m x 2.88m) A third double bedroom with a central heated radiator and double glazed window to the rear aspect.

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