



Affitto Estate Agents offer to the market this spacious THREE BEDROOM semi-detached family home with a large size garden in a sought-after location of Nuneaton. This property has great local schools, transport links and amenities.

Upon entrance to this property, there is a spacious lounge with large windows, looking out onto the garden. This room is bright and airy with plenty of room for all desired lounge furniture.

Next up is a good-sized kitchen which incorporates wall and base units providing ample storage. This room leads towards the back door which gives access to the garden.

There is also a downstairs W/C.

On the first floor the landing gives access to the TWO DOUBLE bedrooms, ONE single bedroom and a family bathroom.

The family bathroom consists of a full size bathtub, a W/C and a hand wash basin.

Outside there is a garden of a very large size which has the advantages of both patio space and turfed area.

CONTACT US TODAY to arrange a viewing of this perfect family home!

Council Tax Band: A

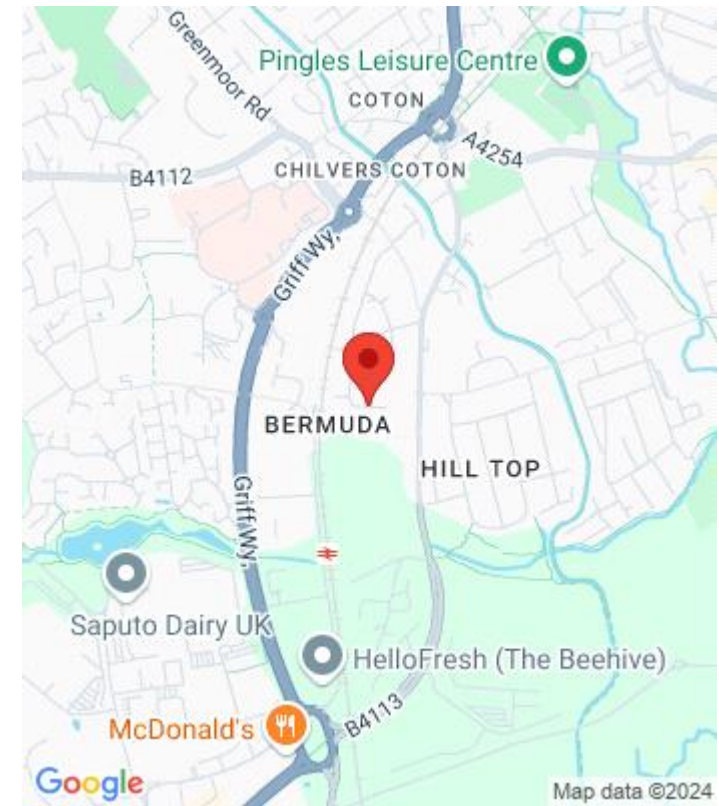
Tenure: Freehold



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective purchaser. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor/conveyance. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in working order, as they have not been tested. Please also note that wiring, plumbing and drains have not been checked.



* Floor plan not to scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
		57	84
England & Wales		EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.