



20 Trinity Walk | Attleborough | CV11 4PH

STUNNING KITCHEN DINER FAMILY ROOMWELL PRESENTED THREE BEDROOM SEMI DETACHED*** In brief the property comprises; entrance hall, front living room, extended kitchen diner family room, three bedrooms, and modern shower room. Also benefiting from UPVC double glazing, gas central heating, off road parking, and private rear garden. Freehold. Council Tax Banding B. EPC Rating D.

Offers In Region Of £245,000

- Extended Semi Detached
- Three Bedrooms
- Modern Shower Room
- Living Room
- Extended Kitchen Diner Family Room



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure double glazed composite door, panel radiator, stairs ascending to first floor landing, doors to;

LIVING ROOM

13' 4" x 11' 10" (4.06m x 3.61m) With UPVC double glazed window to front bay aspect, panel radiator.

KITCHEN DINER FAMILY ROOM

21' 7" x 16' 5" (6.58m x 5m) With UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading to the garden. Two double glazed skylights, panel radiator, understairs storage cupboard, newly laid LVT flooring. The kitchen comes with a modern range of wall and base units with granite work tops, and feature Island. Integrated double electric oven and microwave, and built in tumble dryer. Plumbing for washing machine, and dishwasher, and space for fridge and freezer.

LANDING

With obscure UPVC double glazed window to side aspect, access to the loft with pull down ladders, doors to;

BEDROOM ONE

14' 5" x 10' 3" (4.39m x 3.12m) With UPVC double glazed window to front bay aspect, panel radiator.

BEDROOM TWO

12' 2" x 10' 5" (3.71m x 3.18m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

8' 10" x 5' 10" (2.69m x 1.78m) With UPVC double glazed window to front aspect, panel radiator.

SHOWER ROOM

5' 6" x 7' 6" (1.68m x 2.29m) With obscure UPVC double glazed window to rear aspect, tiled floor to ceiling with double walk in shower, low level WC, and wash basin set in vanity cupboard. Panel radiator, and extractor fan.

OUTSIDE

To the front is a block paved drive, providing off road parking for two vehicles. Side paved pathway to side gate leading to the rear garden. The rear is low maintenance with a decorative paved patio, Astro turf lawn, with surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

Application reference number 039374 for development to the land of rear of Park Avenue.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

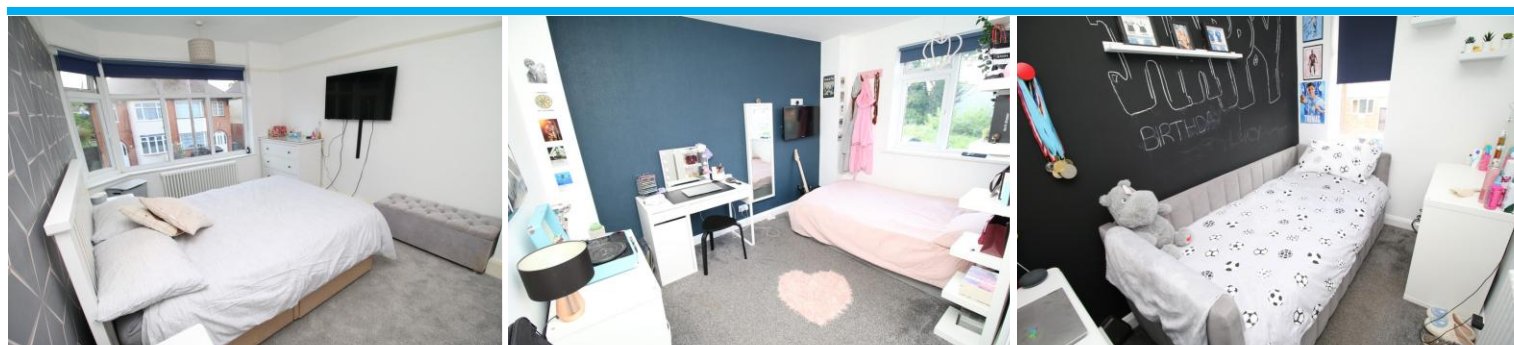
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

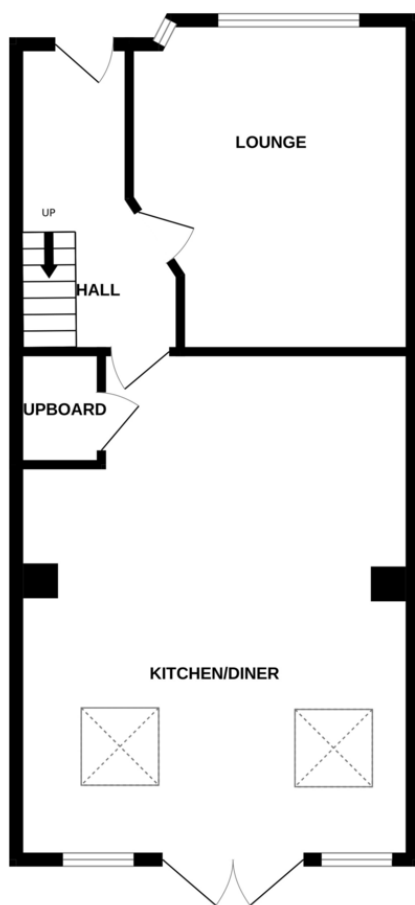
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

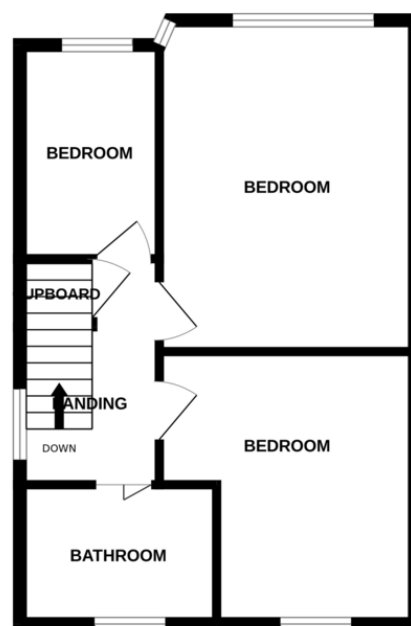
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst 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 mis-statement. 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 operability or efficiency can be given.
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Tenure

Freehold

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Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements