



yourdreampad



25 Mount Nod Way Mount Nod, Coventry, CV5 7GY

**** GREATLY REDUCED FROM £279,950 ** SENSIBLE OFFERS CONSIDERED **** A fully modernised and well presented double fronted semi-detached bungalow occupying an elevated position within this sought after side road location. Featuring a split level, private and very sunny rear garden including a secluded seating area and raised lawn, the property enjoys both gas heating and double glazing together with a Creteprint style driveway and garage. This well designed home certainly needs to be viewed and could prove ideal for anyone considering downsizing. Briefly comprising enclosed porch, reception hall, integrated fitted kitchen, two very good sized double bedrooms, excellent lounge/diner and a shower room. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING
Mount Nod is a mainly residential suburb to the far west of Coventry. Easy access to and from the city centre is available via Broad Lane and the nearby A45 allows excellent access to a number of other local areas. Mount Nod is renowned for its excellent choice of facilities such as sought after schools, for all ages and various daily shops together with regular city centre bus services. The western side of the city has proven extremely popular with house purchasers over many years.

£255,000

25 Mount Nod Way

Mount Nod, Coventry, CV5 7GY



- COULD THIS BE YOUR DREAM HOME?
- SOUTH FACING REAR GARDEN
- DOUBLE FRONTED SEMI-DETACHED BUNGALOW
- TWO EXCELLENT SIZED BEDROOMS
- STEPS LEAD UP TO FRONT DOOR
- CLOSE TO A SELECTION OF AMENITIES

ON THE GROUND FLOOR

Enclosed Porch

5'4 x 4'8

Reception Hall

12'7 x 9'2 L shaped

Fitted Kitchen

11'8 x 10'8

Bedroom No.1

15'7 x 9'9

Bedroom No.2

11'8 max x 10'8

Lounge

13'8 x 13'7

Shower Room

6'4 x 5'3

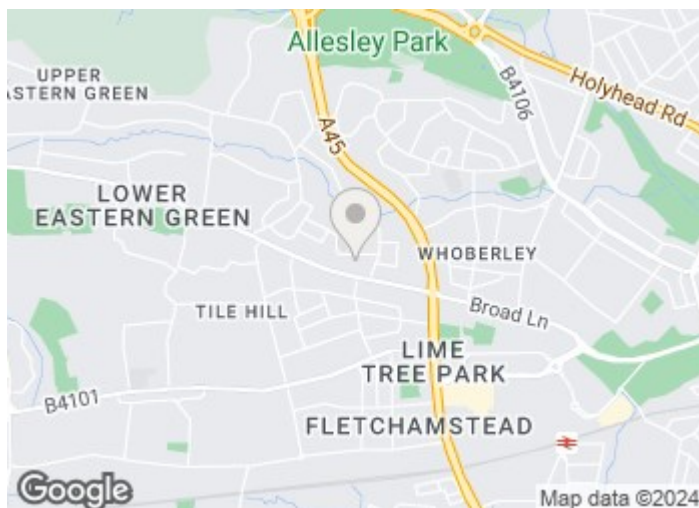
Side Porch

12'9 x 3'2

OUTSIDE

Garage

15'4 x 8'



[Directions](#)





Floor Plan



GROUND 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.
Made with Metropix ©2023

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	