





7 Carding Close,
Offers Over £270,000

 3  2

Beautifully Presented Nearly New Town House in Show Home Condition Throughout | Stunning Top Floor Master Bedroom En-Suite | Situated in a Popular and Sought after New Development | Spacious Dining Kitchen | Large Lounge with Bay Window | Generous Second and Third Double Bedrooms | Sizeable Family Bath & Downstairs Cloak/Toilet | Impressive Lawned Garden & Patio with Gated Side Access | Double Drive for Two Cars

Floor Area
1152 sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- Beautifully Presented Nearly New Town House in Show Home Condition Throughout
- Large Lounge with Bay Window
- Double Drive for Two Cars
- Spacious Dining Kitchen
- Impressive Lawned Garden & Patio with Gated Side Access
- Situated in a Popular and Sought after Location
- Sizeable Family Bath & Downstairs Cloak/ Toilet
- Stunning Top Floor Master Bedroom En-Suite
- Generous Second and Third Double Bedrooms
- EPC - B | Council Tax Band C | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(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	