



Merlin Avenue, Nuneaton, CV10 9JZ

Loveitts

PART OF | SHELDON BOSLEY KNIGHT

Property Description

This extended semi detached house would make an ideal family home briefly accommodating entrance porch, spacious lounge having a staircase leading to the first floor landing and a feature fire place with incorporated coal effect gas fire. The dining kitchen has a range of eye and base level oak style units with integrated electric hob, extractor hood above and a oven housing unit with incorporated electric double oven.

To the side of the property there is a ground floor extension which comprises a fourth bedroom/family room with a en-suite shower room which comprises a walk in shower with a Triton electric shower unit and a modern white coloured wall mounted hand wash basin and a low level W.C.

First floor landing provides access to the three first floor bedrooms with the master bedroom having built in wardrobes. The family bathroom has a white shell style suite comprising panelled bath, pedestal hand wash basin and a low level W.C. The property also benefits from gas central heating and PVCu double glazing.

Outside the front garden is laid to lawn with a shrub border and tarmacadam driveway which provides off road parking. The enclosed rear garden is laid mainly to lawn with a crazy paved patio and established shrub and hedgerow borders. There are also timber sheds, outside water tap, outside light and enclosed by fencing.

Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.





Key Features

- Extended Semi Deatched
- Spacious Lounge
- Dining Kitchen With Hob & Oven
- Extension To The Side Elevation
- Ground Floor Fourth Bedroom
- En Suite Shower Room
- Three First Floor Bedrooms
- Family Bathroom
- GFCH & PVCu Double Glazing
- Well Maintained Gardens & Driveway

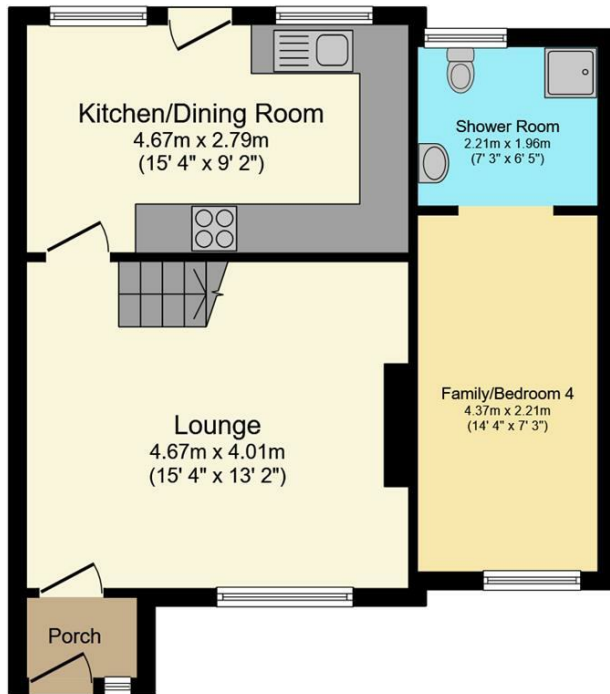
£240,000

EPC Rating - D

Tenure - Freehold

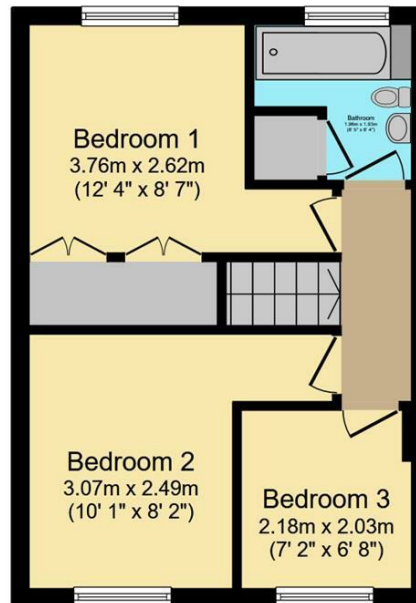
Council Tax Band - B

Local Authority -



Ground Floor

Floor area 48.6 m² (523 sq.ft.)



First Floor

Floor area 32.2 m² (347 sq.ft.)

TOTAL: 80.8 m² (869 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

We routinely refer clients to both our recommended Legal Firm and a panel of Financial Services Providers. It is your decision whether you choose to deal with these companies. In making that decision, you should know that we receive a referral fee