

for sale

offers over **£230,000**



Cygnets Avenue Nuneaton CV10 7GP

STUNNING THREE BEDROOM TOWN HOUSE built by Taylor Wimpey in 2013 offers entrance hallway, cloakroom, kitchen, lounge/dining room, family bathroom, three bedrooms.

Benefitting from GFCH, UPVC double glazing, allocated parking for two vehicles and private and enclosed rear garden.



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Entrance Hallway

9' 9" x 3' 6" (2.97m x 1.07m)

Canopied entrance door to the front elevation. The entrance hallway has stairs off to the first floor and access to the ground floor accommodation.

Kitchen

10' 3" x 7' 2" (3.12m x 2.18m)

The kitchen is fitted with a range of cream wall and base units with working surface over, stainless steel sink and drainer with mixer tap, built-in oven, 4 ring gas hob with extractor fan above, plumbing for washing machine, wall mounted radiator, laminate flooring and window to the front elevation.

Lounge / Dining Room

14' 10" x 14' 7" (4.52m x 4.45m)

Having laminate flooring, 2 wall mounted radiators, window to the rear and French doors leading to the rear garden.

Cloakroom

6' 2" x 3' 2" (1.88m x 0.97m)

With WC, hand wash basin, wall mounted radiator and laminate flooring.

First Floor Landing

10' 9" x 6' 7" (3.28m x 2.01m)

Having storage cupboard and giving access to the first floor accommodation.



Bedroom 1

8' 1" x 11' 5" (2.46m x 3.48m)

Double bedroom with wall mounted radiator, carpet flooring and window to the front elevation.

Bedroom 2

7' 9" x 12' (2.36m x 3.66m)

Bedroom 2 is a double bedroom with fitted double wardrobe, wall mounted radiator, carpet flooring and window to the rear elevation.

Bedroom 3

7' 4" x 6' 7" (2.24m x 2.01m)

Bedroom 3 has a wall mounted radiator, carpet flooring and window to the rear elevation.

Bathroom

6' 3" x 6' 3" (1.91m x 1.91m)

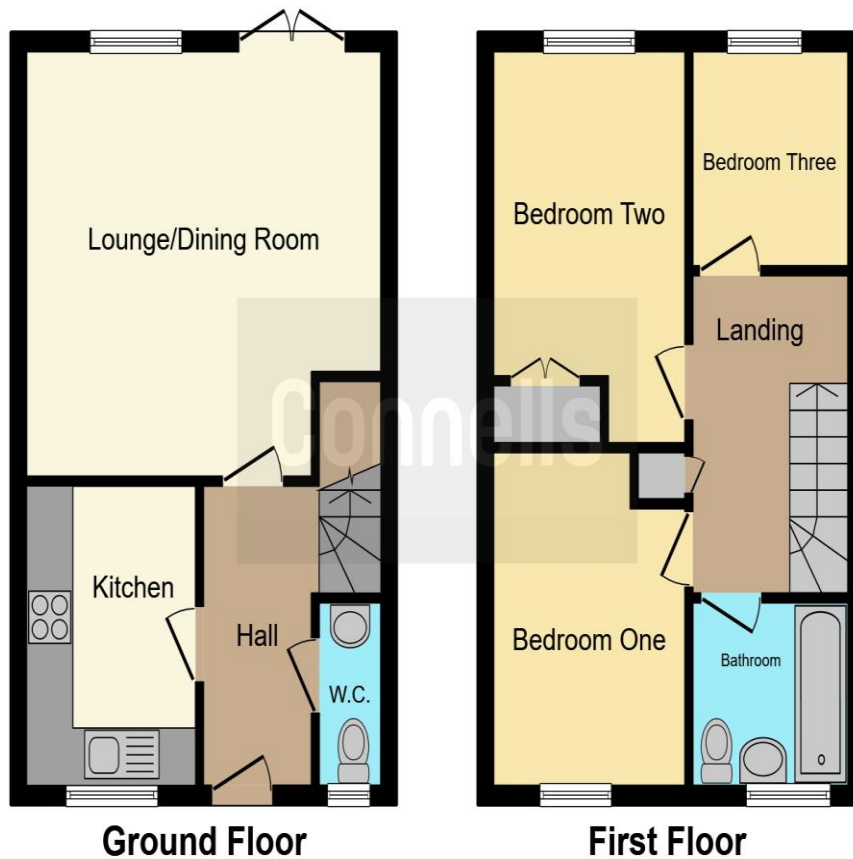
Comprising bath, hand wash basin and WC with partly tiled walls, heated towel rail, laminate flooring and window to the front elevation.

To The Outside

To the front of the property there is a driveway with standing for 2 vehicles and gated side access leading to the rear garden.

The enclosed rear garden has a patio area and is laid to lawn with and a further patio area towards the rear of the garden.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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Property Ref: HIN311697 - 0004

Tenure: Freehold

EPC Rating: C

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