



Connells

Larch Close
Nuneaton



Property Description

Very well presented, this three-bedroom three storey semi-detached property sits in the most convenient of locations with access to local schools and amenities, links to major road networks only add to the appeal of this property.

Briefly comprising of Entrance hall, Lounge/Diner, Kitchen, Cloakroom, Three double bedrooms, master bedroom with en-suite, Family bathroom to the first floor, To the outside is an enclosed landscaped rear garden, off road parking via allocated parking spaces in private car park area.

Viewing is essential to truly appreciate this stunning property.

Entrance Hallway

14' 10" x 3' 11" (4.52m x 1.19m)

Having radiator and carpet flooring.

Cloakroom

5' 1" x 3' 4" (1.55m x 1.02m)

Having wash hand basin and WC, extractor fan and radiator.

Lounge

14' 3" x 13' 3" (4.34m x 4.04m)

radiator and TV point. UPVC double glazed window to rear aspect, UPVC double glazed French doors opening onto rear garden.

Kitchen

9' 8" x 8' 11" (2.95m x 2.72m)

A fitted kitchen with a range of wall and base units, working surfaces over, stainless steel sink, electric oven, gas hob, cooker hood, washing machine and dishwasher. Double glazed window to the front elevation.

Bedroom One

2' 4" x 13' 3" (0.71m x 4.04m)

Having radiator and carpet flooring. Double glazed window to the front elevation. Space in the eves easily converted into dressing room/wardrobes.

En-Suite Shower Room

7' 1" x 3' 1" (2.16m x 0.94m)

Comprising shower cubicle, wash hand basin and WC, extractor fan.

Bedroom Two

13' 3" x 9' 8" (4.04m x 2.95m)

Having built-in wardrobes, radiator and carpet flooring. Double glazed window to the front elevation.

Bedroom Three

10' 2" x 8' 4" (3.10m x 2.54m)

Having radiator and carpet flooring. Double glazed window to the rear elevation.

Family Bathroom

6' 8" x 6' 3" (2.03m x 1.91m)

Comprising bath with mixer tap and shower over, wash hand basin and WC, part tiling,

extractor fan and radiator. Double glazed window to the rear elevation.

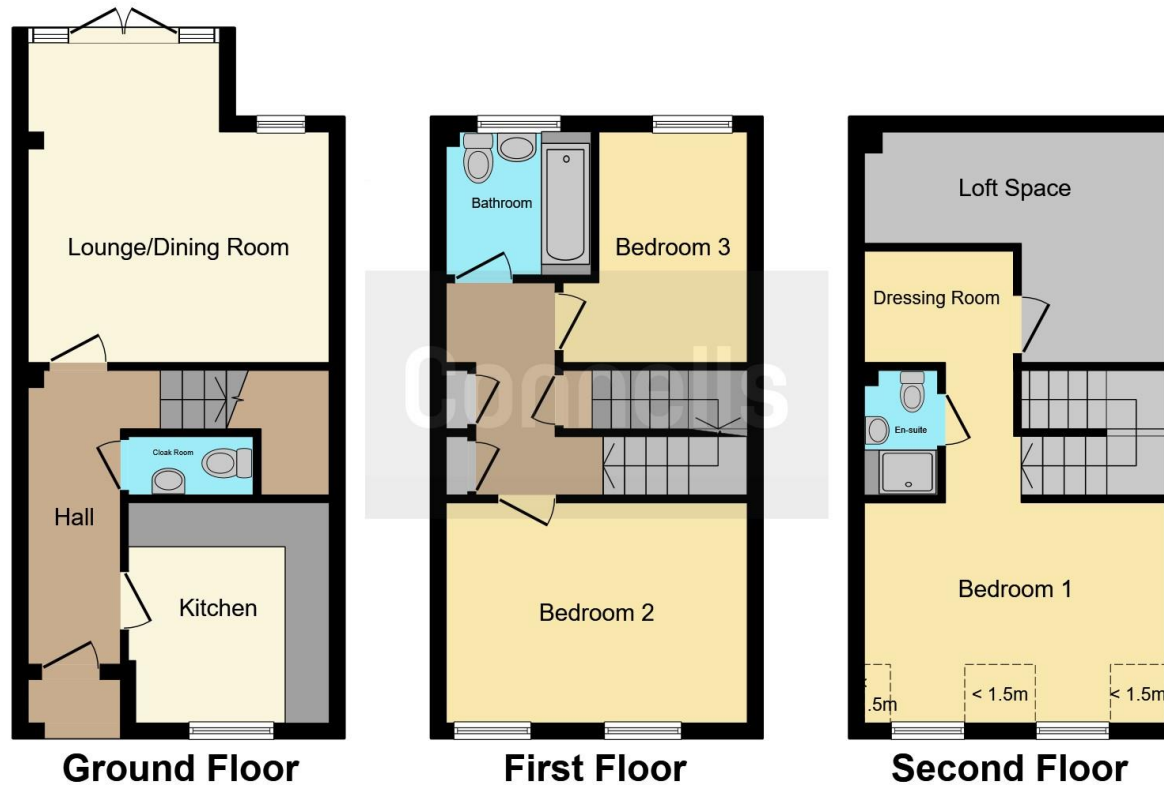
To The Outside

Enclosed landscaped rear garden, Allocated parking in private carpark area.









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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com

To view this property please contact Connells on

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EPC Rating: Awaited

Tenure: Leasehold

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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



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