

# The Antlers Ansley Common Nuneaton CV10 0PY



Located within a popular residential village of Ansley Common, is this spacious detached four bedroom family home on a large plot. Local amenities nearby including shops and both private and state schools, with easy access to Nuneaton and Coventry and the Towns of Atherstone and Coleshill.

In brief the property comprises; a sitting room, hallway with a downstairs w/c, a large kitchen, a dining area with an additional through lounge with french doors to the rear garden. To the first floor; three double bedrooms, and one single bedroom and family bathroom.

Could this be your next family home? arrange your viewing appointment today.

**Offer Over £335,000**



**SE. Properties**  
EST 1995

02476 343 683



**Lounge**  
15'6" x 11'5"



**Kitchen**  
18'0" x 8'1"



**Lounge/diner**  
29'6" x 12'9"



**Bedroom**  
10'5" x 8'11"



**Bedroom**  
10'5" x 9'2"



**Bedroom**  
14'6" x 9'4"

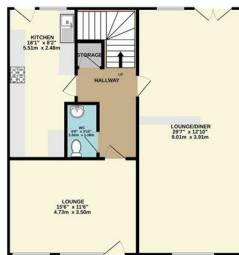


**Bedroom**  
10'10" x 8'10"

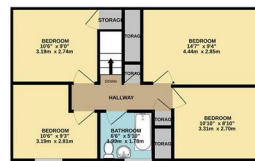


**Important Note:**  
'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'

GROUND FLOOR  
837 sq.ft. (77.8 sq.m.) approx.



1ST FLOOR  
500 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1337 sq.ft. (124.1 sq.m.) approx.  
\*All measurements have been made to the internal face of the finished wall/curtain rails/measurements of floor, ceiling, window and door. All approximations and measurements are for information only. Prospective purchasers should satisfy themselves by inspection or otherwise to the correctness of this statement. The accuracy of the measurements shown here does not constitute a guarantee. Measurements are taken to the internal face of the wall/curtain rails/measurements of floor, ceiling, window and door.

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Very energy efficient - best-ranking code	Current	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current
(91-91)	A	(91-91)	A
(81-81)	B	(81-81)	B
(61-61)	C	(61-61)	C
(51-51)	D	(51-51)	D
(31-31)	E	(31-31)	E
(21-21)	F	(21-21)	F
(11-11)	G	(11-11)	G

England & Wales EU Directive 2002/91/EC **74**  
 England & Wales EU Directive 2002/91/EC **63**

