

38 Montana Walk Nuneaton CV10 7RY



FIRST TIME BUYERS

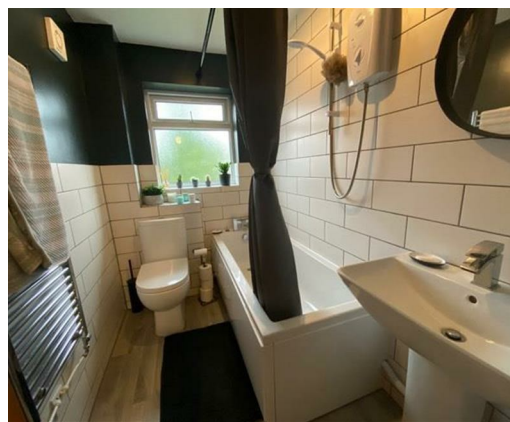
SE Properties are delighted to bring to market this beautifully presented two bedroom, semi detached property on Montana Walk. The home is located in the popular area of Stockingford, close to local amenities and schools.

The property benefits from a, large lounge area, fully fitted kitchen, bathroom with shower, wc and sink, 2 double bedrooms, gas central heating, double glazing, nicely laid out garden which is perfect for families including a patio area, grassed section, decking and a wooden shed/outbuilding.

This is a great opportunity for families and investors.

Give the office a call today for all enquiries, as this is one not to be missed!

Offers Over £195,000



SE. Properties
EST 1995

02476 343 683

Lounge
19'8" x 11'8"



Spacious lounge to the rear of the property, UPVC French doors overlooking and leading to the enclosed rear garden.

Kitchen
9'9" x 8'3"



Open and spacious doorway off the entrance hall leading into the fitted kitchen.

Bedroom 1
12'2" x 9'4"



Large master bedroom with built in storage space

for extra convenience, electrical sockets throughout and UPVC double glazed window.

Bedroom 2
14'3" x 6'7"



Off the landing area we have the second bedroom, fitted with electrical sockets and a single UPVC double glazed window overlooking the rear garden.

Bathroom
9'1" x 5'0"

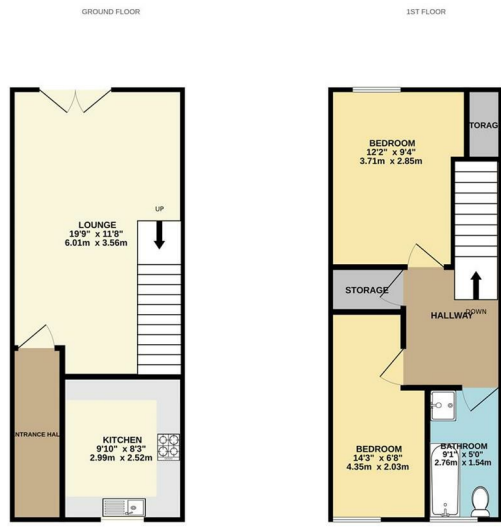


Fitted bathroom complete with a bathtub and a shower, privacy UPVC double glazed window and heated towel rail.



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.'



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
89	71		

Very energy efficient - lower running costs
Very environmentally friendly - lower CO₂ emissions
Not energy efficient - higher running costs
Not environmentally friendly - higher CO₂ emissions
England & Wales EU Directive 2002/91/EC

