





Property Description

A beautifully presented three bedroom semi-detached townhouse located in a popular residential area of Nuneaton, offering spacious and versatile living across three floors. Perfect for families or professionals, the property combines modern comfort with practical features throughout.

Step into a welcoming entrance hall with high spec tiling throughout, leading to a separate fitted kitchen, a downstairs cloakroom, and a generously sized living room with ample space for both dining and relaxing. Sliding patio doors open out onto a private, east-facing rear garden, ideal for morning sun and outdoor entertaining. There is also rear access to a shared private parking area and detached garage. The first floor boasts two double bedrooms, both benefiting from built-in wardrobe space, and a well-appointed family bathroom complete with bath, WC, and wash basin. Occupying the top floor is a spacious principal bedroom featuring en suite shower room, wardrobe and dressing area which offers a peaceful and private retreat. To the rear of the property is a gated pathway leading to a separate garage which is conveniently located to the right of the archway entrance, offering additional storage or workshop potential and direct gated access to the rear garden.

This well-maintained home is ideally situated close to local amenities, schools, and transport links, making it a fantastic choice for a wide range of buyers.

Living Room

12' 10" x 11' 9" (3.91m x 3.58m)
Spacious living area with high spec tiled flooring and direct views to private rear garden. With GCH and double glazing.

Kitchen

11' 9" x 6' (3.58m x 1.83m)
Small separate kitchen with integrated appliances overlooking front aspect

Bedroom 3

12' 11" x 11' 2" (3.94m x 3.40m)
(measurements into wardrobe from wall) Double room on first floor with built in wardrobe space, overlooking front aspect with GCH and double glazing.

Bedroom 2

12' 9" x 11' 9" (3.89m x 3.58m)
Double room with fitted wardrobe space on the first floor with GCH and double glazing overlooking rear aspect

Principal Bedroom

9' 4" x 10' 11" (2.84m x 3.33m)
Spacious top floor double room overlooking front and rear aspect with fitted wardrobe space, leading to en suite. With GCH and double glazing.

En Suite

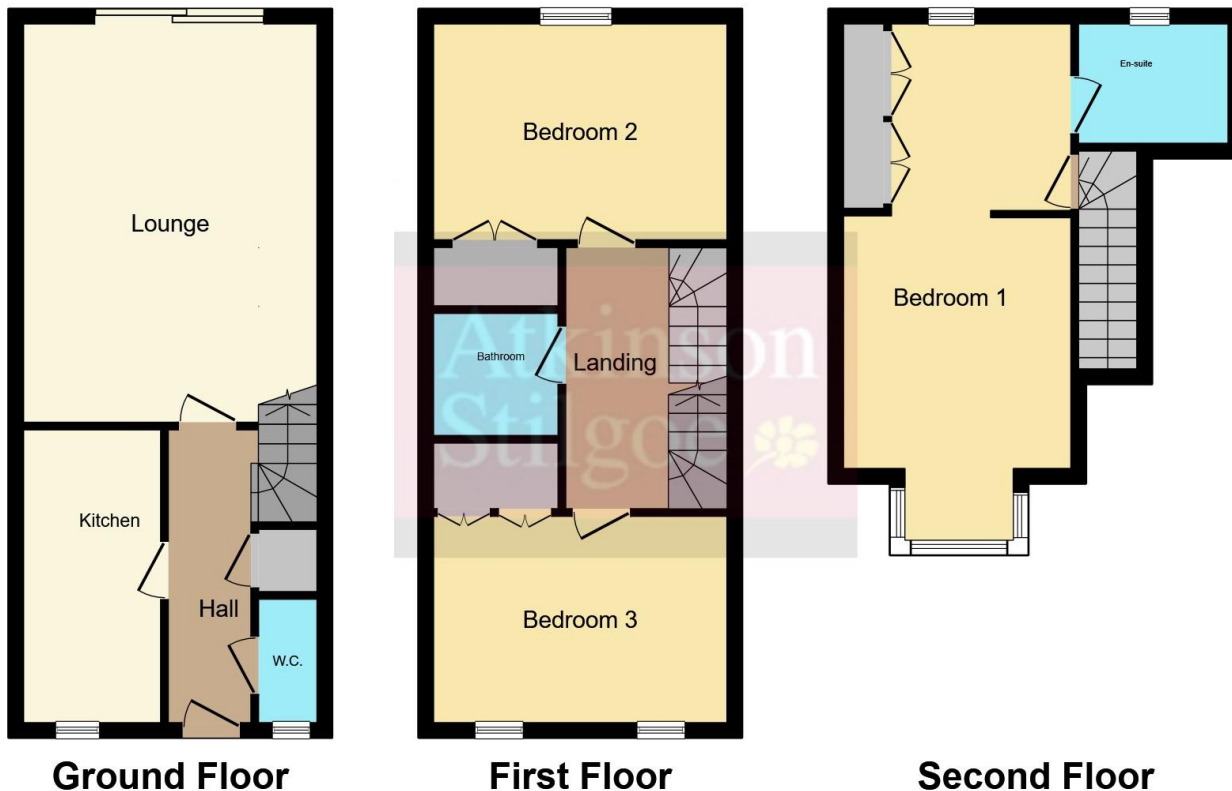
5' 4" x 6' 6" (1.63m x 1.98m)

Rear Garden

Private east facing garden with patio to front and gated access to rear.

Garage And Parking Space





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

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EPC Rating: C Council Tax
 Band: C

Tenure: Freehold

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