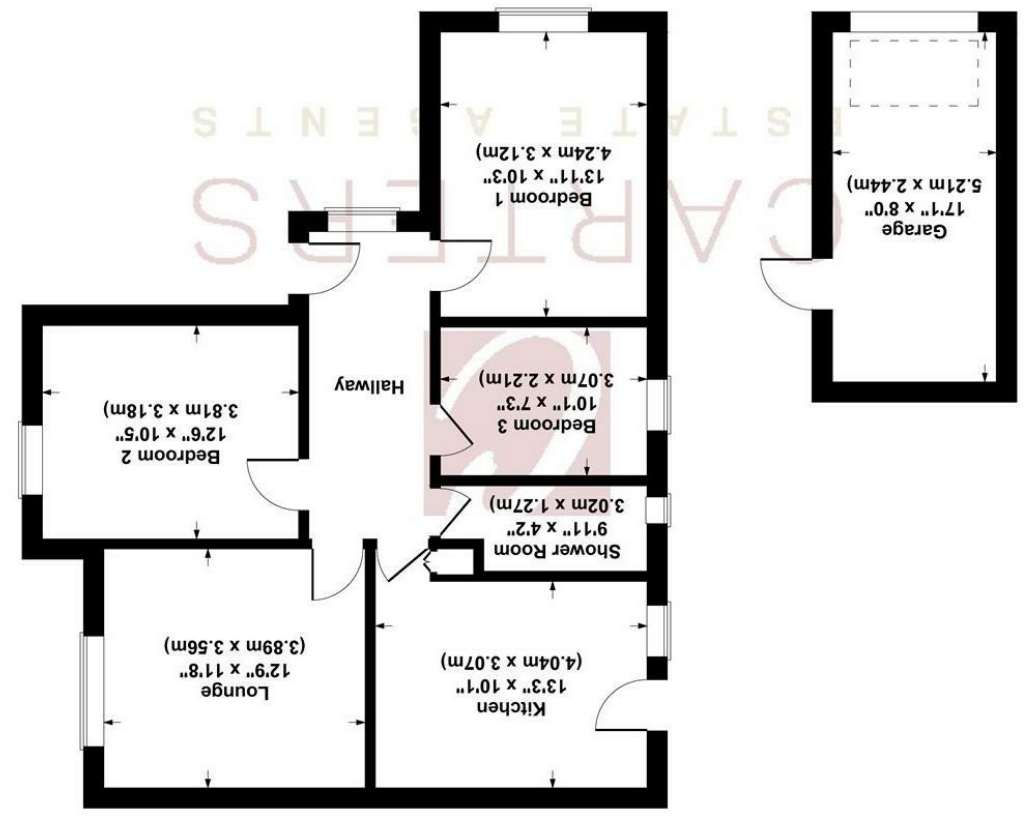




2 Grasmere Crescent
 Nuneaton, CV11 6ED
 £300,000

3 1 1 D

Floor Plan



Grasmere Cres
 Total Approx. 87.41 sq. metres (941 sq. feet)
 Garage
 Total Approx. 12.72 sq. metres (137 sq. feet)

Total Approx. 74.69 sq. metres (804 sq. feet)

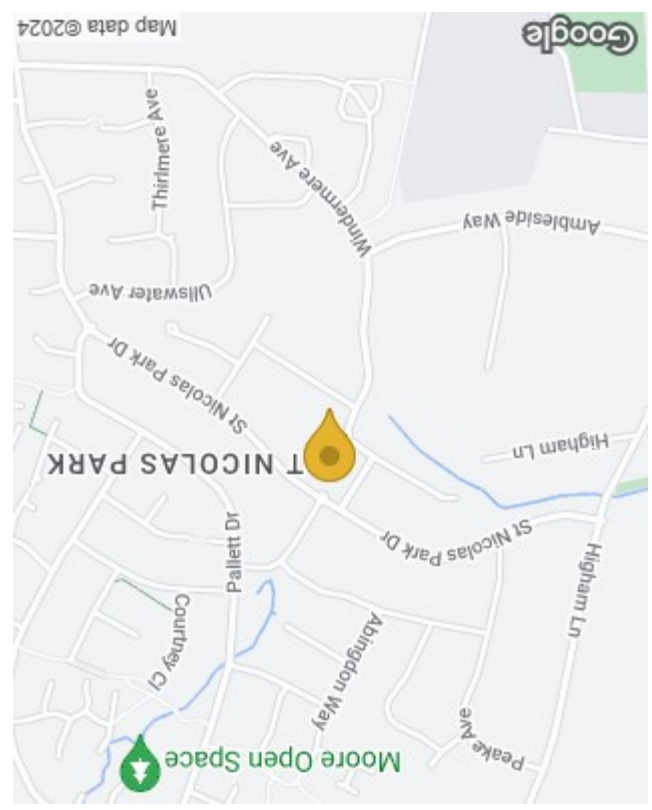
Not to Scale. Produced by The Plan Portal 2024
 For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating	
Current	Potential
83	68
Very energy efficient - lower running costs	
A (92 plus)	
B (81-91)	
C (69-80)	
D (55-68)	
E (39-54)	
F (21-38)	
G (1-20)	
Not energy efficient - higher running costs	
EU Directive 2002/91/EC	
England & Wales	

Energy Efficiency Graph



Area Map

2 Grasmere Crescent

Nuneaton, CV11 6ED

****COMMANDING CORNER PLOT** NO UPWARD CHAIN** SOUGHT AFTER LOCATION****

Carters proudly presents this impeccably maintained three-bedroom semi-detached bungalow, occupying a commanding and generously sized corner plot in a sought-after and highly desirable location. Situated close to local amenities and transportation networks, this property offers convenience and comfort.

Boasting a range of desirable features including no upward chain, vacant possession upon completion, a recently refitted kitchen, a modern refitted shower room, double glazing, central heating, off-road parking, and a garage, this bungalow offers a blend of convenience and contemporary living.

Upon entering, you are welcomed by a spacious and inviting hallway that leads to a separate lounge, providing a cozy retreat. The recently refitted kitchen, adorned with modern white units and contrasting work surfaces, adds a touch of elegance to the home. Three well-proportioned bedrooms offer ample space, while the refitted shower room features a modern suite, enhancing the property's appeal. Outside, the property boasts a



generous lawn to the front, accompanied by a long driveway leading to the garage with an up-and-over door. The rear garden features a paved patio area leading to a well-maintained lawn, fenced for privacy.

With its well-planned layout and advantageous corner position, this spacious bungalow is sure to attract interest. Viewing is highly recommended to fully appreciate the charm and functionality of this property.

Draft.

