



13 Caesar Drive, Nuneaton, CV11 6ZD  
£260,000

cartwright  
hands

# 13 Caesar Drive

## Nuneaton

- Three Bedrooms
- Lounge
- Kitchen/Dining Room
- Downstairs W.C
- Master En-suite
- Family Bathroom
- Garden
- Freehold
- EPC B (84)
- Council Tax Band C

This well presented three bedroom semi detached family home situated on the north side of Nuneaton with excellent transport links including access to the A5 and M42 motorway. The property falls within the sought after Higham Lane School catchment area. The accommodation features: entrance hall, lounge, kitchen/diner, downstairs WC, master bedroom with En-suite shower room, two further bedrooms and family bathroom, externally there is a driveway to the front and an enclosed garden to the rear.



## **On the ground floor**

### **Hall**

Door to front, stairs to first floor, doors to WC & Lounge.

### **Cloakroom**

Opaque double glazed window to front, low level WC, wash hand basin, radiator.

### **Lounge**

Double glazed windows to front, TV point, radiator, door to kitchen/diner.

### **Kitchen/Dining Room**

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, integrated four ring gas hob and electric oven, radiator, double doors to rear garden.

## **On the first floor**

### **Master Bedroom**

Double glazed window to front, radiator, door to En-suite shower room.

### **En-suite**

Opaque double glazed window to front, shower cubicle with mains shower, low level WC, wash hand basin.

### **Bedroom 2**

Double glazed window to rear, radiator.

### **Bedroom 3**

Double glazed window to rear, radiator.

### **Bathroom**

Opaque double glazed window to side, panelled bath, low level WC, wash hand basin.



**Garden**

Patio seating area leading to level lawn enclosed by timber fence boundary.

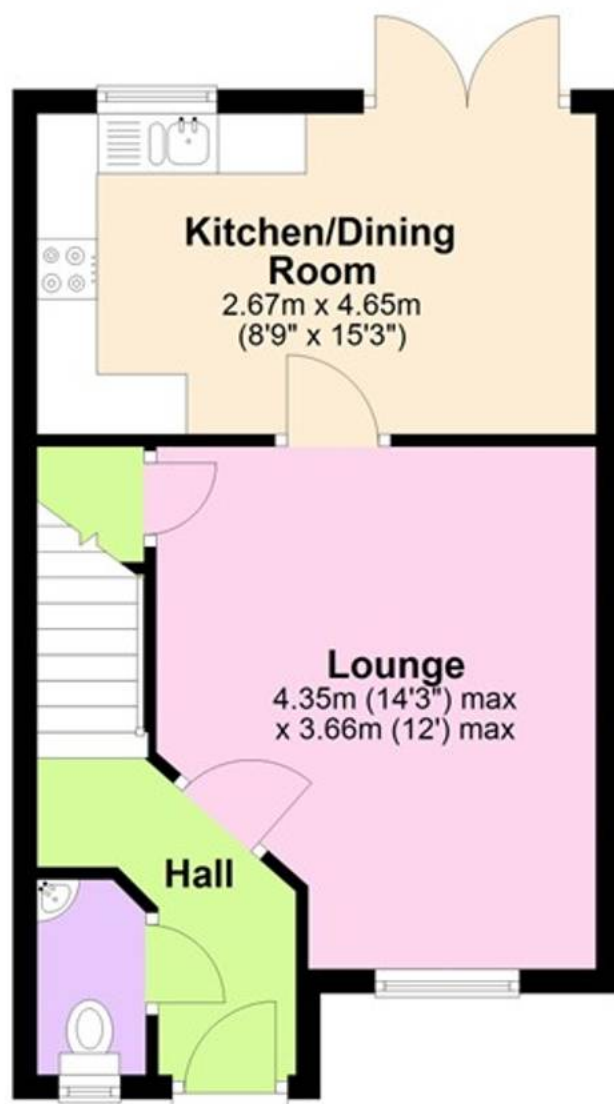
**Driveway**

There is parking for 1-2 cars to the front of the property.



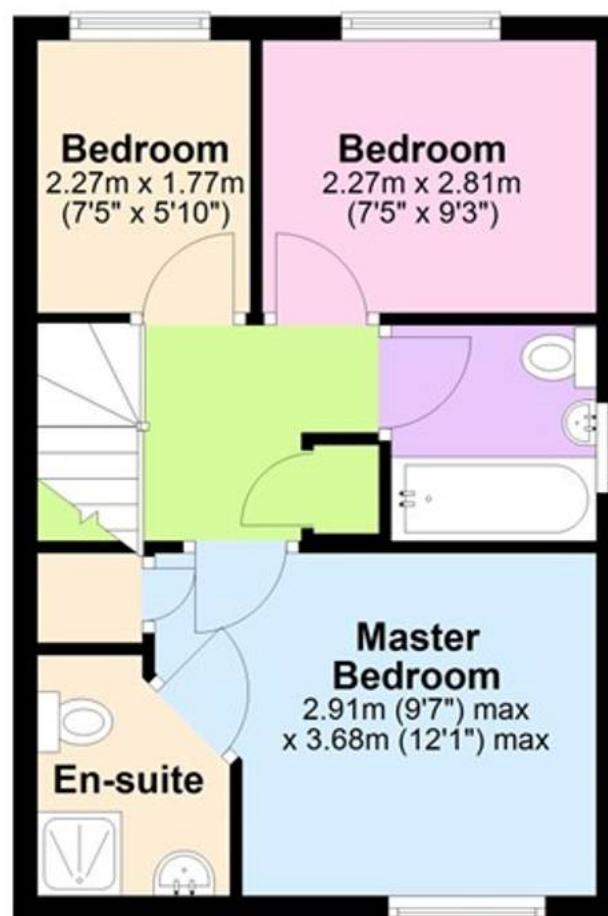
## Ground Floor

Approx. 35.0 sq. metres (376.7 sq. feet)



## First Floor

Approx. 33.2 sq. metres (357.1 sq. feet)



Total area: approx. 68.2 sq. metres (733.8 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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