

FOR SALE



Caesar Drive , Nuneaton
£275,000

MARTIN&CO



Caesar Drive , Nuneaton

3 Bedrooms, 2 Bathroom

£275,000

- MODERN 2020 BUILT PERSIMMON HOME
- GOOD SIZED FRONT LOUNGE WITH STORAGE
- DOWNSTAIRS WC

A MODERN THREE BEDROOM END TERRACED HOME IN NUNEATON. Comprising lounge, WC, kitchen/diner. First floor two bedrooms and family bathroom. Second floor bedroom and shower room. Landscaped rear garden and off road parking. NHBC certification. Gas central heating and double glazed. VIEWING ADVISED!

LOUNGE 11' 10" x 16' 0" (3.61m x 4.89m) This good sized reception room has a carpeted floor and decorated in a neutral colour. Additional storage space underneath the stairs. Rear doorway leading in to the inner hallway.

DOWNSTAIRS WC 4' 8" x 5' 2" (1.43m x 1.59m) Having a white suite of sink and WC

INNER HALLWAY Providing access to the rear kitchen/diner, WC, lounge and stairs leading to the first floor.

REAR KITCHEN/DINER Modern kitchen with white fronted wall and base units and integrated appliances. Double glazed double door leading out onto the rear patio. Room for a dining table.



FIRST FLOOR LANDING Providing access to the two bedrooms, family bathroom and stairs leading to the second floor.

FRONT BEDROOM 11' 10" x 12' 8" (3.61m x 3.88m) Decorated in a neutral colour and having a carpeted floor. This room built in wardrobes and two double glazed windows.

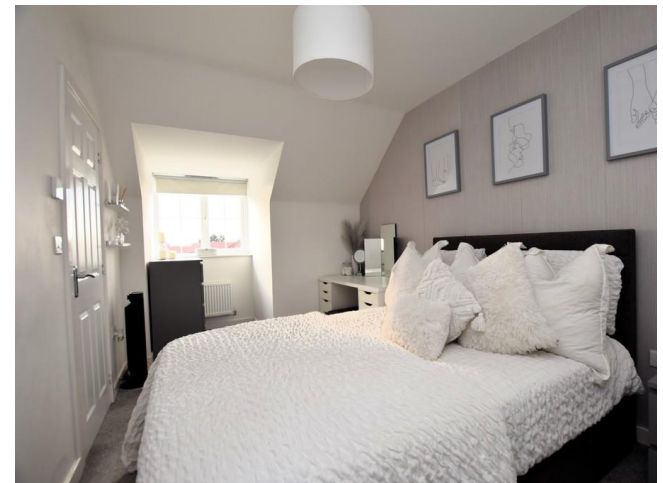
FAMILY BATHROOM 6' 7" x 7' 11" (2.02m x 2.43m) Modern family bathroom including sink, WC and bath

REAR BEDROOM 11' 10" x 8' 2" (3.61m x 2.50m) Decorated in a neutral colour and having a carpeted floor. Double glazed window over looking the rear garden.

SECOND FLOOR BEDROOM 8' 5" x 16' 4" (2.57m x 5.0m) Good sized second floor bedroom with dormer window. Rear door leading through to the shower room.

ENSUITE SHOWER ROOM 11' 10" x 5' 3" (3.61m x 1.61m) Modern ensuite shower room with shower cubicle, WC, and sink.

REAR GARDEN AND PATIO Landscaped rear garden with initial patio area, and a raised artificial grass and patio area beyond.





Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



Martin & Co Nuneaton

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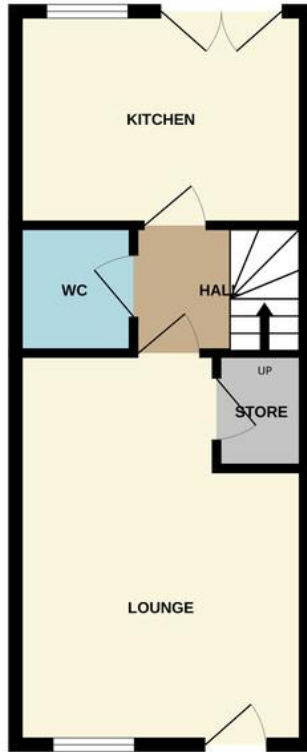
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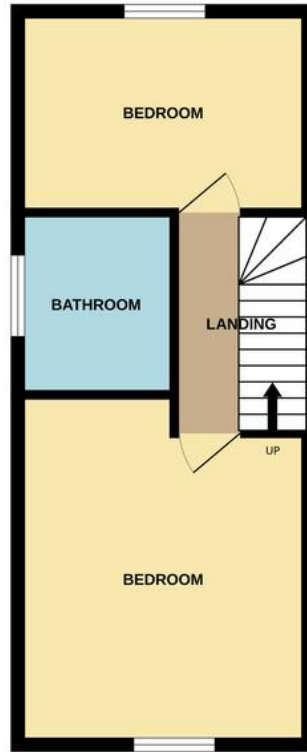
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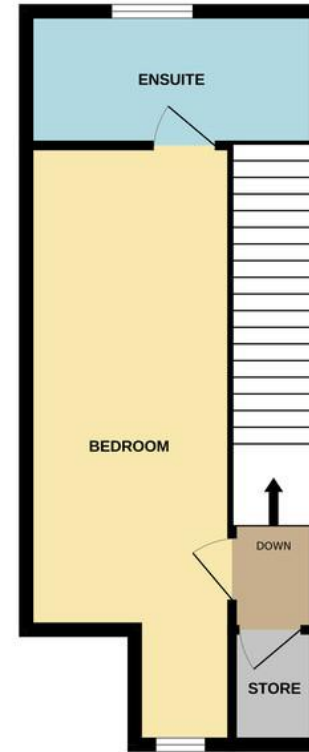
GROUND FLOOR
355 sq.ft. (33.0 sq.m.) approx.



1ST FLOOR
355 sq.ft. (33.0 sq.m.) approx.



2ND FLOOR
335 sq.ft. (31.1 sq.m.) approx.



TOTAL FLOOR AREA : 893sq.ft. (83.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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