



5 Merlin Avenue

, Nuneaton, CV10 9JY

Offers In The Region Of £235,000



A tastefully decorated, well appointed, 3 bedroom semi detached house. The property has the additional benefits of gas central heating (condensing combination boiler), PVCu double glazing, PVCu fascia and soffit boards, enclosed picturesque rear garden, front garden, driveway, cavity wall insulation, luxury fitted modern kitchen, bathroom with shower, spacious lounge, attractive dining room, double tandem garage, photovoltaic panels etc.

Ideally located close to local amenities and accessible for commuting to all major road links, such as the A5, M69, M1 and M6.

VIEWING ESSENTIAL.



Fully enclosed reception porch. 4'6" x 2'10". (1.39 x 0.88.)

Spacious lounge (front). 15'3" x 12'4". (4.67 x 3.76.)
Laminate floor, PVCu double glazed bay window and radiator.

Attractive dining room (rear). 11'2" x 8'1". (3.42 x 2.47.)
Twin PVCu double glazed french doors, attractive wall panelling, laminate floor and radiator.

Modern fitted kitchen (rear). 11'5" x 6'10". (3.49 x 2.10.)
Stainless steel sink, range of attractive base and wall units (6 base and 7 wall), finished in high gloss sky blue, tall cupboard, associated work surfaces, split level (fan assisted) electric oven, grill and 5 burner gas hob, downlights to the ceiling, ceramic tiled floor, radiator, PVCu double glazed window and obscure PVCu double glazed door.

First floor landing. 6'2" x 5'6". (1.90 x 1.68.)
Roof void access and smoke detector.

Bedroom 1 (front). 12'6" x 8'11". (3.83 x 2.72.)
PVCu double glazed window, radiator, attractive wall panelling, coving, radiator and laminate floor.

Bedroom 2 (rear). 11'2" x 8'11". (3.42 x 2.72.)
PVCu double glazed window, radiator, laminate floor, coving and downlights to the ceiling.

Bedroom 3 (front). 9'6" (max) x 6'4" (max). (2.91 (max) x 1.95 (max).)
PVCu double glazed window, radiator, coving and fitted cupboard.

Modern bathroom (rear) Fully tiled. 8'3" x 6'4". (2.54 x 1.95.)
Full suite in white, panel bath with an electric shower with side screen, wash hand basin, low flush wc, chrome ladder style radiator, obscure PVCu double glazed window, linen cupboard and laminate floor.

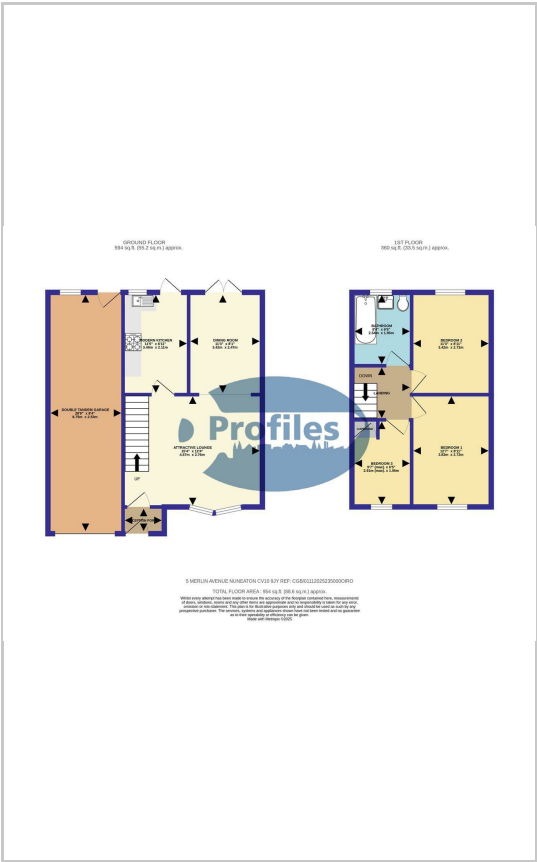
Outside.
Front garden with driveway and lawn.
Enclosed rear garden with established lawn, paved lower and upper patios.

Double tandem garage. 28'8" x 8'3". (8.75 x 2.53.)
Up and over door, PVCu rear door, PVCu rear window, a wall mounted (fan assisted) gas fired condensing combination boiler (Worcester Greenstar 4000).

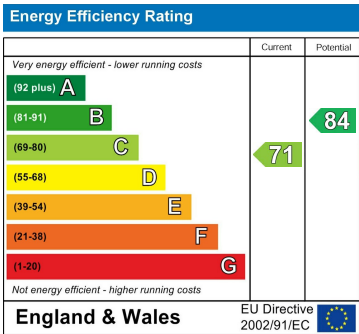
Area Map



Floor Plans



Energy Efficiency Graph



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