



Copper Beech Road  
Nuneaton  
**£179,995**

\*\*\* IDEAL FIRST TIME BUYER PROPERTY ~ ALLOCATED PARKING TO THE REAR ~ TWO DOUBLE BEDROOMS \*\*\*. For sale with MARK WEBSTER estate agents is this modern mid terraced property briefly comprising: Reception hall, guest WC, lounge, kitchen/diner, two double bedrooms, bathroom, enclosed rear garden and allocated parking.

## RECEPTION HALL

Having an opaque double glazed entrance door with adjoining side screen, double panelled radiator, laminated wooden effect flooring, stairs leading off to the first floor landing and doors to...

## GUEST WC

5' 7" x 3' 3" (1.7m x 0.99m)

Low level WC, wash basin with a tiled splash back.

## LOUNGE

13' 9" x 9' 7" (4.19m x 2.92m)

Double glazed window to front aspect, double panelled radiator, laminated wooden effect flooring and double glazed French doors leading out to the rear garden.

## KITCHEN/DINER

13' 9" x 9' 7" (4.19m x 2.92m)

Double glazed window to front aspect, double panelled radiator, double glazed door giving direct access to the rear garden, range of fitted base and eye level units, wooden effect roll edge work surfaces with matching up stands, eye level stainless steel electric oven, stainless steel gas hob, stainless steel cooker splash back and extractor hood, breakfast bar area, plumbing for a washing machine, space for a fridge freezer and recessed ceiling down lights.

## FIRST FLOOR LANDING

Access to the roof storage space, door to the airing cupboard and further doors leading off to...

## BEDROOM ONE

13' 9" x 9' 7" (4.19m x 2.92m)

Double glazed window to front aspect, single panelled radiator, double glazed window to rear aspect, fitted wardrobes with matching drawers.

## BEDROOM TWO

13' 9" x 9' 7" (4.19m x 2.92m)

Two single panelled radiators, double glazed windows to front and rear aspects.





## BATHROOM

6' 8" x 5' 5" (2.03m x 1.65m)

Opaque double glazed window to front aspect, single panelled radiator, low level WC, wash basin, panelled bath with a chrome mixer style shower over, shower screen, tiled splash backs and recessed ceiling down lights.

## TO THE EXTERIOR

There is an enclosed rear garden having a paved patio area, lawn, fenced boundaries with rear gated access to the allocated parking space.

**FIXTURES & FITTINGS:** Some items maybe available subject to separate negotiation.

**SERVICES:** We understand that all mains services are connected.

**TENURE:** We have been informed that the property is LEASEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**COUNCIL TAX:** We understand this property has been placed in Council Tax Band B. (This information is provided from the Council Tax Valuation List Website).

**DISCLAIMER:** DETAILS HAVE NOT BEEN VERIFIED BY THE OWNERS OF THE PROPERTY AND THEREFORE MAY BE SUBJECT TO CHANGE AND ANY PROSPECTIVE PURCHASER SHOULD VERIFY THESE FACTS BEFORE PROCEEDING FURTHER.



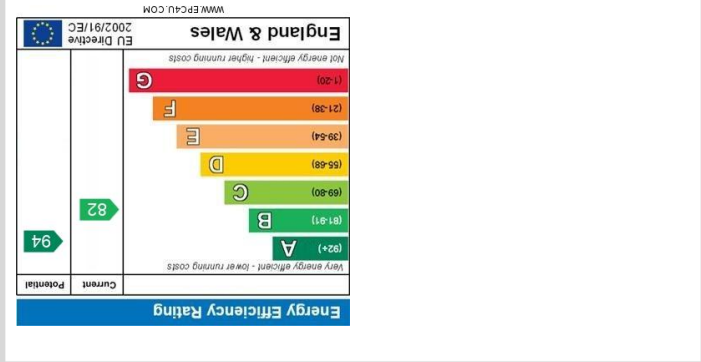
131 Long Street  
Atherstone, Warwickshire  
CV9 1AD

www.markwebsterandco.co.uk  
01827 720 777

Mon – Fri: 9:00am – 5:30pm  
Sat: 9:00am – 4:00pm



Energy Performance Rating:



**COMPANY DISCLAIMER** – All fixtures, fittings, appliances and services have not been tested and therefore no guarantee can be given that they are in working order. While we endeavour to make our sales particulars reliable and accurate, measurements quoted are approximate and for guidance only. Photographs are for illustration only and may depict items not included in the sale of the property.

**Property Mis-description Act 1991** – The Agent has not tested any apparatus, equipment, fixtures or services and so does not verify they are in working order, fit for their purpose or within ownership of the sellers, therefore the buyer must assume the information given is incorrect. Neither has the Agent checked the legal status of the property or the validity of any guarantee. Buyers must assume the information is incorrect, until their own solicitors have verified it. The measurements supplied are for general guidance and as such must be considered incorrect. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction of the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in course of time, and any interested part is advised to make final inspection of the property prior to exchange of contracts.

**Misrepresentation Act 1937** – These details are prepared as a general guide only and should not be relied upon as a basis to enter into legal contract or to commit expenditure. An interested party should consult their own surveyor, solicitor or other professionals before committing themselves to any expenditure or other legal commitments. If any interested party wishes to rely upon any information from the Agent, then a request should be made and specific written confirmation provided. The agent will not be responsible for any verbal statement made by any member of staff, as only specific written confirmation should be relied on. The Agent will not be responsible for any loss other than when specific information has been requested.

