

**Mark
Webster**
estate agents



Tuttle Hill
Nuneaton
£199,000

*** TRADITIONAL SEMI-DETACHED PROPERTY - DECEPTIVELY SPACIOUS - OFF ROAD PARKING ***. For sale with MARK WEBSTER estate agents is this well situated property briefly comprising: Lounge, dining room, kitchen, conservatory, utility room, three bedrooms, family bathroom, rear garden and off road parking. Viewing is essential

PORCH

Having double glazed sliding doors, vinyl floor and a door to...

ENTRANCE HALL

Single panelled radiator, stairs to the first floor landing and doors to...

LOUNGE

11' 10" x 14' 6" into bay window (3.61m x 4.42m)

Double glazed bay window to front aspect, double panelled radiator, feature fireplace with gas fire and a door to the kitchen.

DINING ROOM

11' 0" x 12' 1" (3.35m x 3.68m)

Double glazed sliding door to the conservatory, electric fire and a door to...

KITCHEN

10' 9" x 5' 8" (3.28m x 1.73m)

Two double glazed window to side aspect, vinyl flooring, single panelled radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, stainless steel sink, electric cooker with gas hob, space for a fridge and washing machine and a sliding door to...

CONSERVATORY

7' 6" x 15' 6" (2.29m x 4.72m)

Double glazed sliding doors giving access to the rear garden, laminated wooden effect flooring, double panelled radiator, side access door and a further door to...

UTILITY ROOM

10' 3" x 7' 3" (3.12m x 2.21m)

Double glazed window to rear aspect, vinyl flooring, base kitchen units, single panelled radiator and appliance space.

FIRST FLOOR LANDING

Access to roof space and doors to...



BEDROOM ONE

11' 9" x 11' 9" to fitted wardrobes (3.58m x 3.58m)

Double glazed bay window to front aspect, double panelled radiator and fitted wardrobes.

BEDROOM TWO

11' 0" x 9' 6" to fitted wardrobes (3.35m x 2.9m)

Double glazed window to rear aspect, single panelled radiator and fitted wardrobes.

BEDROOM THREE

8' 9" x 5' 8" (2.67m x 1.73m)

Double glazed window to front aspect, single panelled radiator and a useful over stairs storage cupboard.

BATHROOM

5' 0" x 5' 9" (1.52m x 1.75m)

Opaque double glazed window to rear aspect, panelling to splash back areas, pedestal wash basin, low level WC and a panelled bath with chrome mixer style shower over.

TO THE EXTERIOR

To the front of the property there is a block paved driveway with a side gate which provides access to the conservatory. The enclosed rear garden has a paved patio area and planted borders with the rest being laid to lawn.

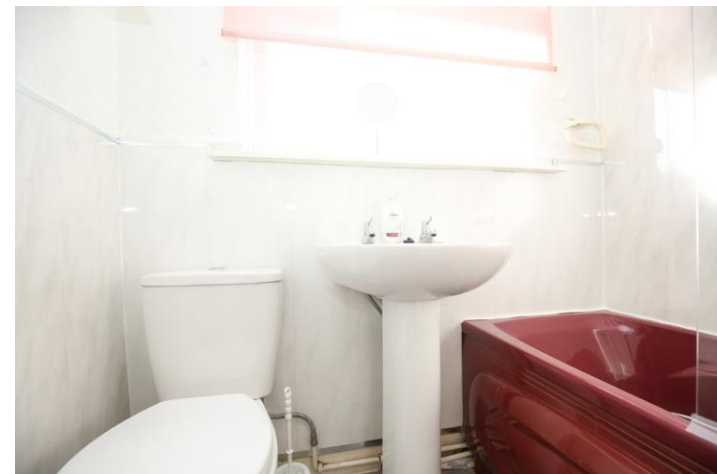
FIXTURES & FITTINGS: Some items maybe available subject to separate negotiation.

SERVICES: We understand that all mains services are connected.

TENURE: We have been informed that the property is FREEHOLD, 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 C. (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.



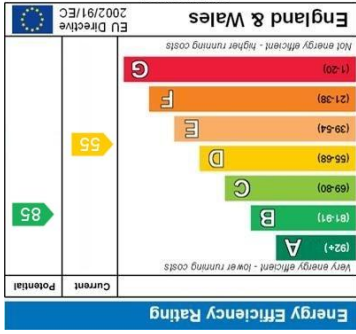
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Mon – Fri: 9:00am – 5:30pm
Sat: 9:00am – 4:00pm



Energy Performance Rating:



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While every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any errors or mis-statements. This plan is for illustrative purposes only and should be used as such only as to their readability or reference can be given.
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