

Mark  
Webster  
estate agents



Abingdon Way  
Nuneaton  
£279,000

\*\*\* SUPERB LARGE CORNER PLOT - GARAGE & OFF ROAD PARKING - NO UPWARD CHAIN \*\*\*. For sale with MARK WEBSTER estate agents is this spacious property briefly comprising: Lounge, kitchen/diner, guest WC, three bedrooms, bathroom, front & rear garden, garage and off road parking. Viewing is essential.

## PORCH

Having double glazed windows, tiled floor and a door to...

## ENTRANCE HALL

Single panelled radiator, stairs leading off to the first floor landing, door to a useful storage cupboard and further doors to...

## LOUNGE

**16' 8" x 11' 4" into bay (5.08m x 3.45m)**

Double glazed bay window to front aspect, double panelled radiator and an opening to...

## KITCHEN/DINER

**11' 11" x 17' 7" maximum (3.63m x 5.36m)**

(8' 4" x 5' 8" minimum) Double glazed bay window to rear aspect, further double glazed window to rear aspect, vinyl flooring, double panelled radiator, a range of base and eye level kitchen units, roll edge work surfaces, tiling to splash back areas, space for an electric single oven, electric hob, stainless steel sink and a door to...

## HALLWAY

Double glazed windows to side and rear aspect, vinyl flooring, appliance space, door giving access to the rear garden and a further door to...

## GUEST WC

**6' 0" x 2' 4" (1.83m x 0.71m)**

Opaque double glazed window to rear aspect, vinyl flooring, wall mounted wash basin and a low level WC.

## FIRST FLOOR LANDING

Door to an airing cupboard which houses the combination central heating boiler and further doors to...

## BEDROOM ONE

**11' 3" x 8' 7" to fitted wardrobes (3.43m x 2.62m)**

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

## BEDROOM TWO

**9' 6" x 10' 1" (2.9m x 3.07m)**

Double glazed window to front aspect and a single panelled radiator.





### BEDROOM THREE

9' 6" x 7' 3" maximum (2.9m x 2.21m)

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

### BATHROOM

5' 5" x 8' 7" (1.65m x 2.62m)

Two opaque double glazed windows rear aspect, tiled walls, vinyl flooring, single panelled radiator, pedestal wash basin, low level WC and a panelled bath with mixer style shower over.

### TO THE EXTERIOR

The property stands on a good sized corner plot with the front garden being mainly laid to lawn with a paved path to the entrance door and a further paved path to a courtyard style side garden which is paved for low maintenance. The enclosed rear garden is fully paved with a door to a useful storage space behind the garage and a further door giving access to the garage. The single garage is at the rear of the property and has an up and over door, power, light and off road parking to the front.

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

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

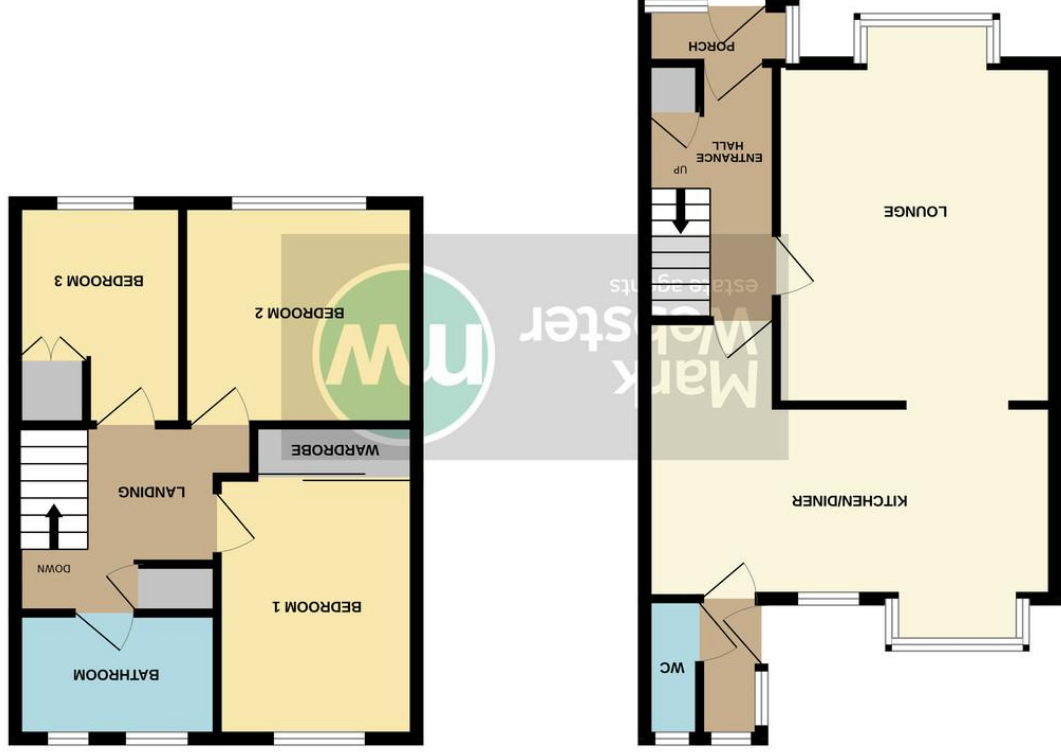
**TENURE:** We have been informed that the property is FREEHOLD, however we would advise any potential purchaser to verify this through their own Solicitor.

**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.



GROUND FLOOR (44.1 sq.m.) approx.  
1ST FLOOR (37.0 sq.m.) approx.

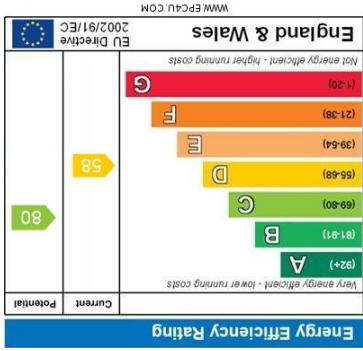


Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other items are approximate and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by 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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Sat: 9:00am – 4:00pm



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**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 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.