



Bretts Hall Estate
Nuneaton
£195,000

*** IDEAL FIRST TIME BUY ~ THREE BEDROOMS ~ CONSERVATORY ***. For sale with MARK WEBSTER estate agents is this terraced property offering family sized accommodation briefly comprising: Lounge, kitchen/diner, conservatory, three bedrooms, bathroom and an enclosed rear garden. Viewing is recommended.

RECEPTION HALL

Having an opaque double glazed entrance door, stairs leading off to the first floor landing and a door to the lounge.

LOUNGE

14' 6" x 11' 2" (4.42m x 3.4m)

Double glazed window to front aspect, feature fireplace with an inset multi fuel burner that also controls the central heating and hot water, laminated wooden effect flooring, single panelled radiator and a door to the kitchen/diner.

KITCHEN/DINER

17' 10" x 8' 7" (5.44m x 2.62m)

Double glazed window to rear aspect, tiled floor, range of fitted kitchen units, roll edge work surfaces, integrated fridge freezer, built in low level stainless steel oven, electric hob with a stainless steel extractor hood above, stainless steel sink, space and plumbing for a washing machine and double glazed French doors to the conservatory.

CONSERVATORY

9' 4" x 8' 5" (2.84m x 2.57m)

Having double glazed windows, laminated wooden effect flooring, ceiling fan and double glazed French doors leading out to the rear garden.

FIRST FLOOR LANDING

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

BEDROOM ONE

12' 4" x 11' 8" (3.76m x 3.56m)

Two double glazed windows to front aspect and a double panelled radiator.

BEDROOM TWO

13' 6" x 7' 7" (4.11m x 2.31m)

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



BEDROOM THREE

8' 2" x 6' 5" (2.49m x 1.96m)

Double glazed window to front aspect, single panelled radiator, laminated wooden effect flooring and a useful over stairs recess.

BATHROOM

7' 10" x 5' 6" (2.39m x 1.68m)

Two opaque double glazed windows to rear aspect, chrome towel radiator, low level WC, pedestal wash hand basin, corner Jacuzzi bath with an electric shower over, PVC panelled walls and ceiling.

TO THE EXTERIOR

There is a front garden that offers the potential to be changed to off road parking (subject to relevant planning consent). The rear garden has a paved patio, lawn, rear covered decked area, timber storage shed, brick built store and side gated access leading to the front.

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

SERVICES: We understand that all mains services are connected with the exception of mains gas.

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 A. (This information is provided from the Council Tax Valuation List Website).

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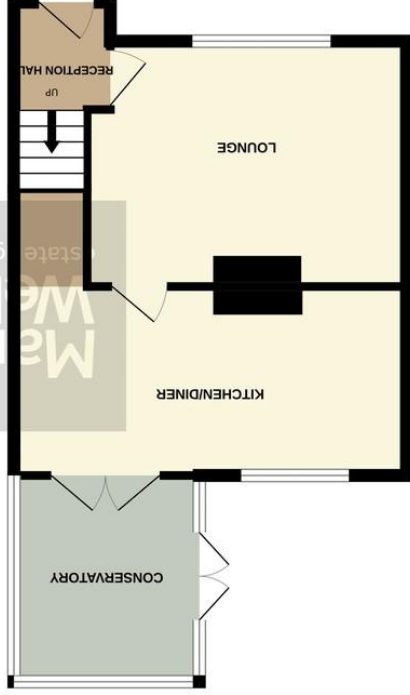


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GROUND FLOOR
429 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR
418 sq.ft. (38.8 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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