



# MATTHEW JAMES

## Property Services



## 42 Harvest Way, Nuneaton, CV10 0FJ

### Offers Over £260,000

This lovely home is situated in the charming area of Weddington, Nuneaton, this delightful semi detached house on Harvest Way presents an excellent opportunity for first-time buyers and families alike. With three well-proportioned bedrooms and two bathrooms, this home offers ample space for comfortable living.

Upon entering, you are greeted by a large entrance hall that sets the tone for the rest of the property. The spacious kitchen, located at the front of the house, is perfect for culinary enthusiasts and family gatherings. The inviting lounge, featuring French doors, opens up to the rear garden, allowing for a seamless flow between indoor and outdoor spaces. This area is ideal for entertaining or simply enjoying a quiet evening at home.

Upstairs, you will find a family bathroom and three bedrooms, including a master suite complete with an ensuite shower room, providing a private retreat for relaxation.

The property boasts a driveway at the front, accommodating two cars, which is a valuable feature in this area. The rear garden is a true highlight, featuring a patio area and a low-maintenance astroturf lawn, perfect for children to play or for hosting summer barbecues.

For those who appreciate the outdoors, the local walks around Weddington and Caldecote offer a perfect blend of urban convenience and natural beauty. Additionally, the area is well-regarded for its school



### Kitchen

10'0 x 11'3 (3.05m x 3.43m)



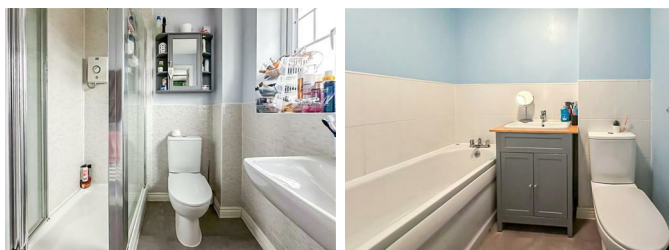
### Bedroom Three

6'7 x 10'9 (2.01m x 3.28m)



### Bathroom

5'6 x 6'8 (1.68m x 2.03m)



### Lounge

15'6 x 12'1 (4.72m x 3.68m)



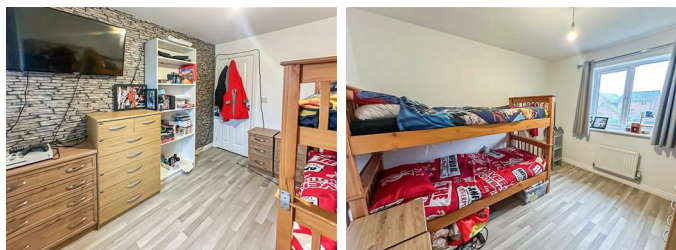
### Bedroom One

12'1 x 11'1 (3.68m x 3.38m)



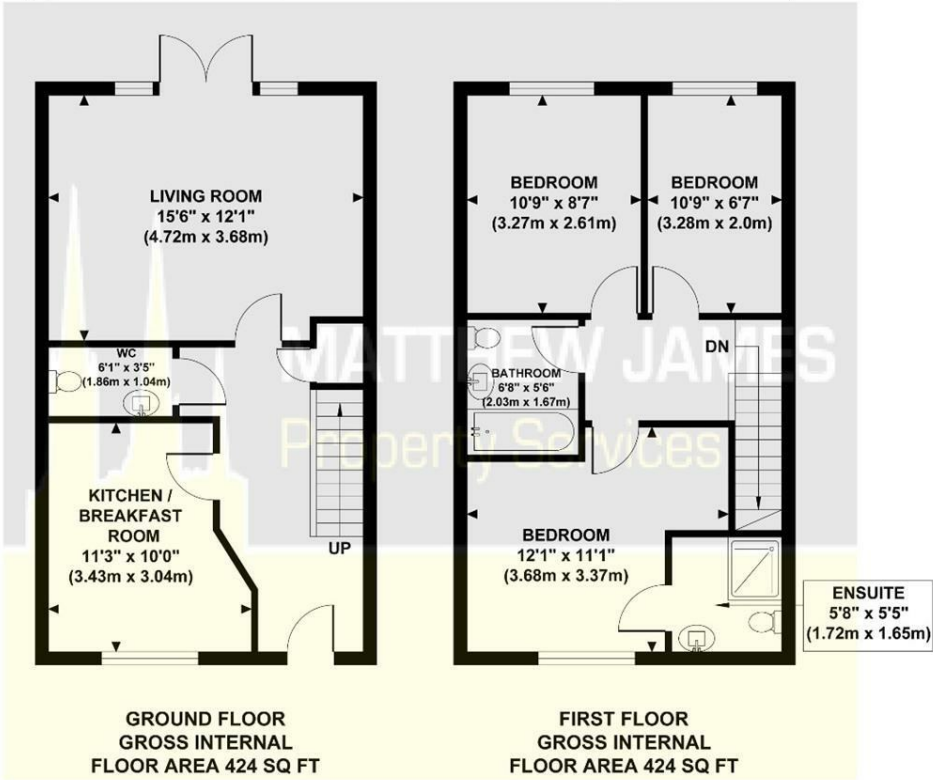
### Bedroom Two

8'7 x 10'9 (2.62m x 3.28m)



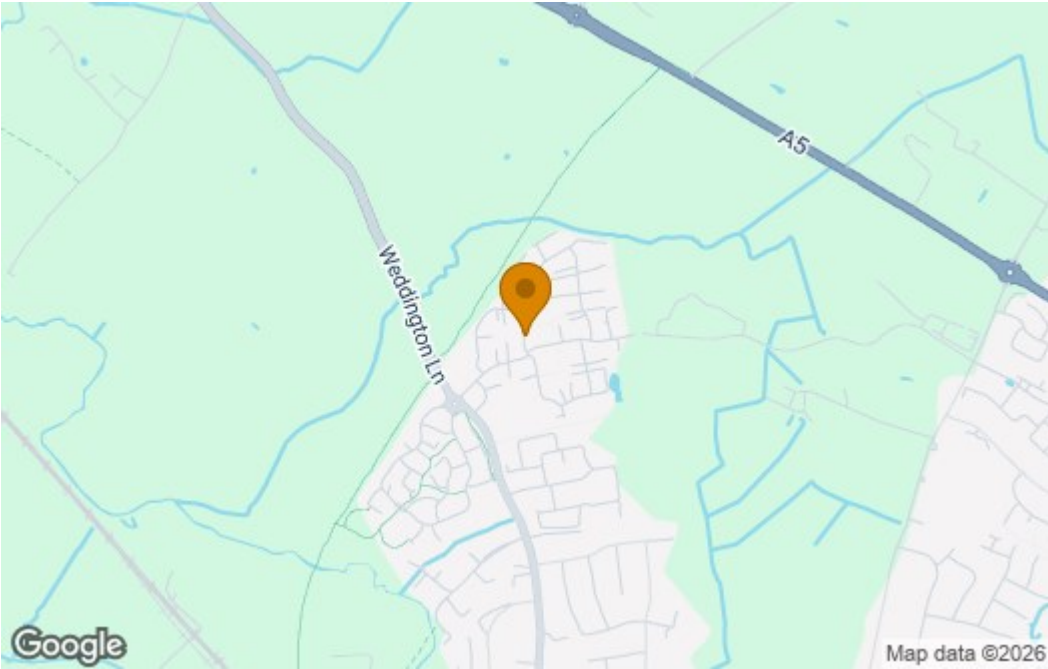
Floor Plan

42 HARVEST WAY  
Approximate Gross Internal Area 848 sq ft / 78.8 sq m

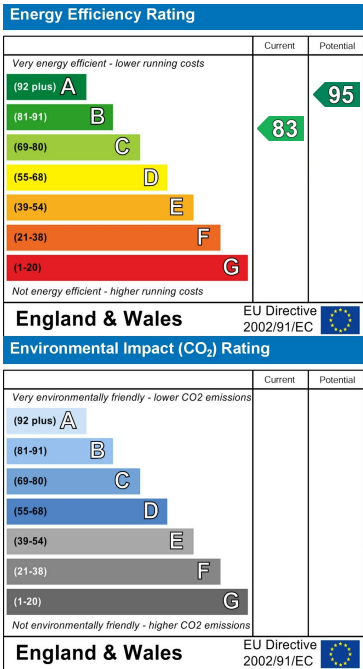


Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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