



20 Main Street, Nuneaton, CV13 0QE

£249,950



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RH Homes and Property are pleased to offer this modern and recently built three bedroom detached property in centre of Nailstone, just a few miles out of Market Bosworth and other neighbouring villages. The property boast excellent rural views and off road parking for two vehicles, and inside, the three bedroom home offers newly fitted modern finishes throughout.

Briefly comprises; Sitting Room, Kitchen/Diner (with gloss fronted units and integrated appliances), Downstairs WC, Landing, Three Bedrooms, three-piece family bathroom and ensuite to the main bedroom.

To the rear is an enclosed lawn garden.

Council Tax - D

Sitting Room

15'5 x 14'1 (4.70m x 4.29m)

Kitchen/Diner

15'3 x 14'2 (4.65m x 4.32m)

Downstairs W.C

Landing

Master Bedroom

14'2 x 12' (4.32m x 3.66m)

Ensuite

Bedroom Two

15'5 x 7'8 (4.70m x 2.34m)

Bedroom Three

8'8 x 6'2 (2.64m x 1.88m)

Family Bathroom







TOTAL FLOOR AREA : 926 sq.ft. (86.2 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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Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

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.

| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | 87 |
| (69-80) C | 73 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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