

31 Tryan Road, Nuneaton, CV10 8AW

£200,000

cartwright hands

31 Tryan Road

Nuneaton

- Three Bedrooms
- Two Reception Rooms
- Kitchen
- Bathroom
- Garden
- No Chain
- Freehold
- EPC D (62)
- Council Tax Band A

This three bedroom semi detached family home is situated in a popular location within easy reach of the town centre. The accommodation features: entrance hall, lounge, dining room, fitted kitchen, three bedrooms and bathroom. Externally there is easy maintenance fenced garden to the front. The rear garden with patio seating area leads to lawn area with well stocked flower beds with bushes and trees. The property is offered with no onward chain.







Accommodation Comprises
On the Ground Floor

Entrance Door

Entrance Hall
Door to front, stairs to first floor, radiator, door to lounge.

Lounge
Double glazed window to front, fireplace, radiator, door to dining room.

Dining Room
Double glazed window to rear, radiator.

W.C.
Opaque double glazed window to side, low level WC, wash hand basin.

Kitchen
Opaque double glazed window to side, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated electric oven and four ring hob with cooker hood, wall mounted gas central heating boiler, door to rear garden.

On the First Floor
Landing

Bedroom One
Double glazed window to front, radiator.

Bedroom Two
Double glazed window to rear, radiator.

Bedroom Three
Double glazed window to rear, radiator.

Bathroom
Opaque double glazed window to front, panelled bath with mixer shower, low level WC, wash hand basin.

Rear Garden
Patio seating area leading to level lawn with flower beds with bushes trees and plants.

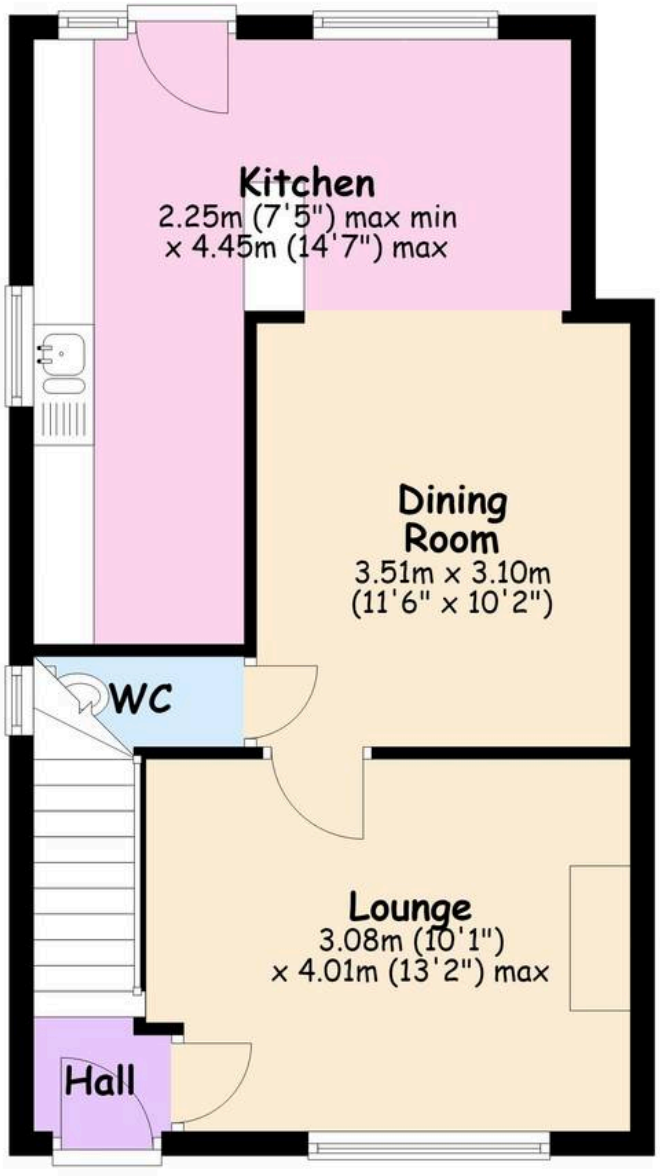






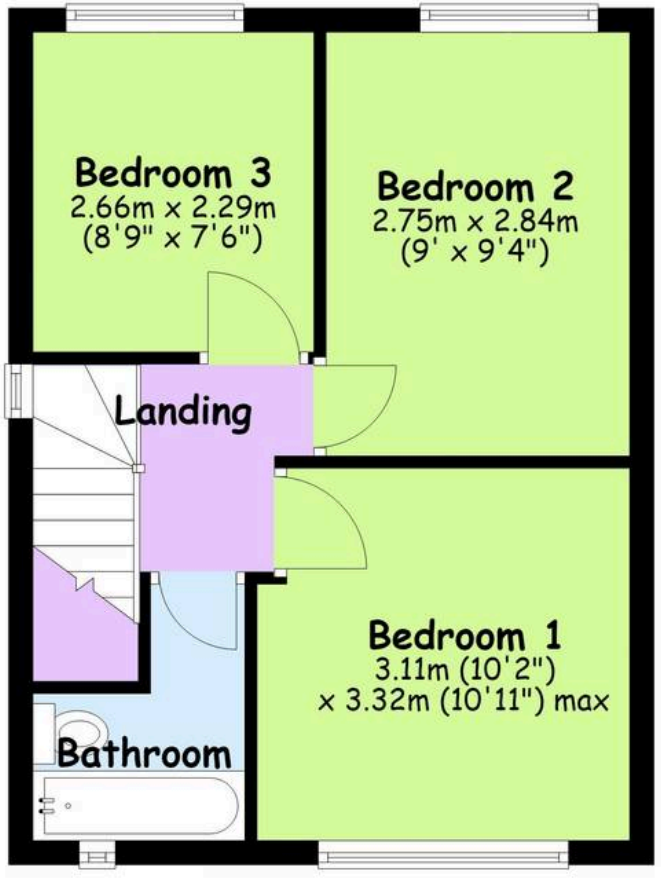
Ground Floor

Approx. 43.6 sq. metres (468.9 sq. feet)



First Floor

Approx. 31.7 sq. metres (341.6 sq. feet)



For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.

Plan produced using PlanUp.

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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