

CASTLE ESTATES

1982

**A BEAUTIFULLY PRESENTED THREE BEDROOMED DETACHED FAMILY RESIDENCE
SITUATED IN A POPULAR RESIDENTIAL LOCATION**



**43 JULIUS WAY
NUNEATON CV11 6ZR**

Offers In The Region Of £310,000

- Entrance Vestibule
- Inner Hall & Guest Cloakroom
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Rear Garden
- Attractive Lounge To Front
- Good Sized Dining Kitchen
- Two Further Good Sized Bedrooms
- Parking & Integral Garage
- Open Green/Play Area To Front



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**** VIEWING ESSENTIAL **** This beautifully presented detached family residence must be viewed to fully appreciate its wealth of attractive, quality fixtures and fittings.

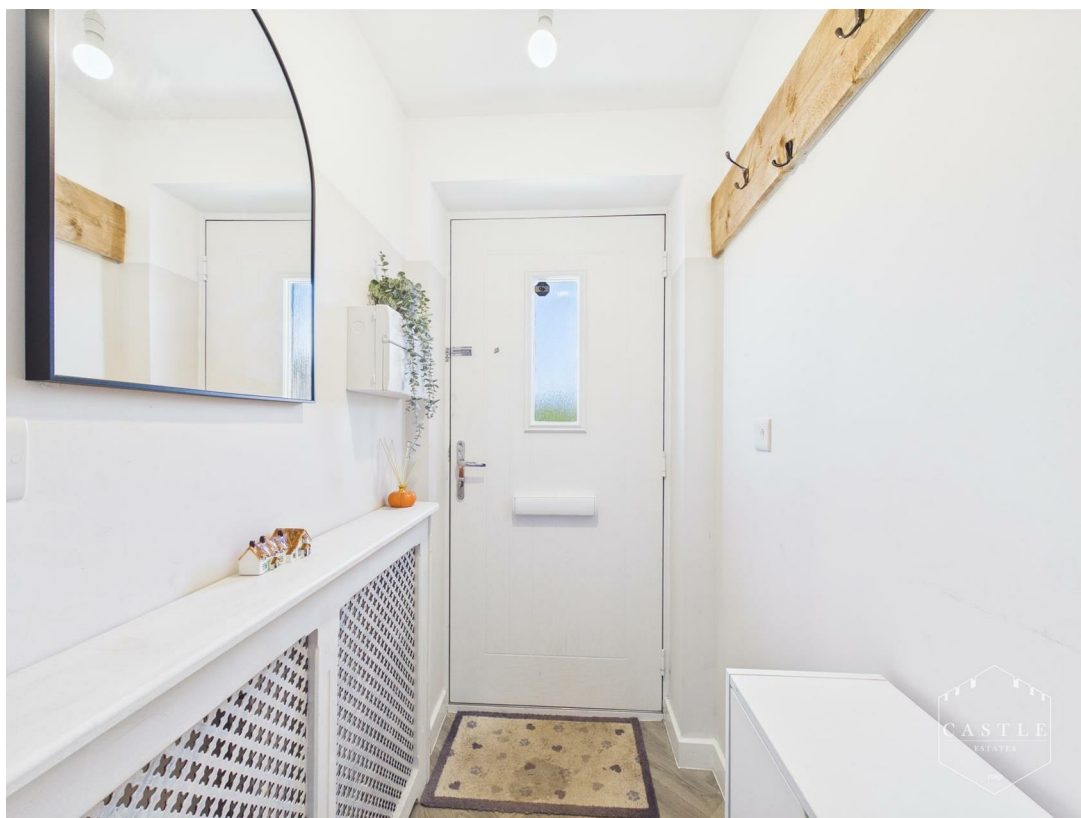
The accommodation enjoys entrance vestibule, lounge to front, inner hall with guest cloakroom, good sized contemporary dining kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom. Outside the property has ample off road parking, integral garage and a lawned rear garden.

COUNCIL TAX BAND & TENURE

Nuneaton and Bedworth - Band C (Freehold).

ENCLOSED VESTIBULE

having composite front door, central heating radiator and wood effect flooring.



LOUNGE

16'2 x 10'3 (4.93m x 3.12m)

having upvc double glazed window to front, feature electric wall mounted fire, tv aerial point and central heating radiator.



INNER HALL

5'1 x 4'4 (1.55m x 1.32m)

having central heating radiator and wood effect flooring. 'Dog Leg' staircase to First Floor Landing.

GUEST CLOAKROOM

having low level w.c. and wash hand basin.

DINING KITCHEN

18'10 x 7'8 (5.74m x 2.34m)

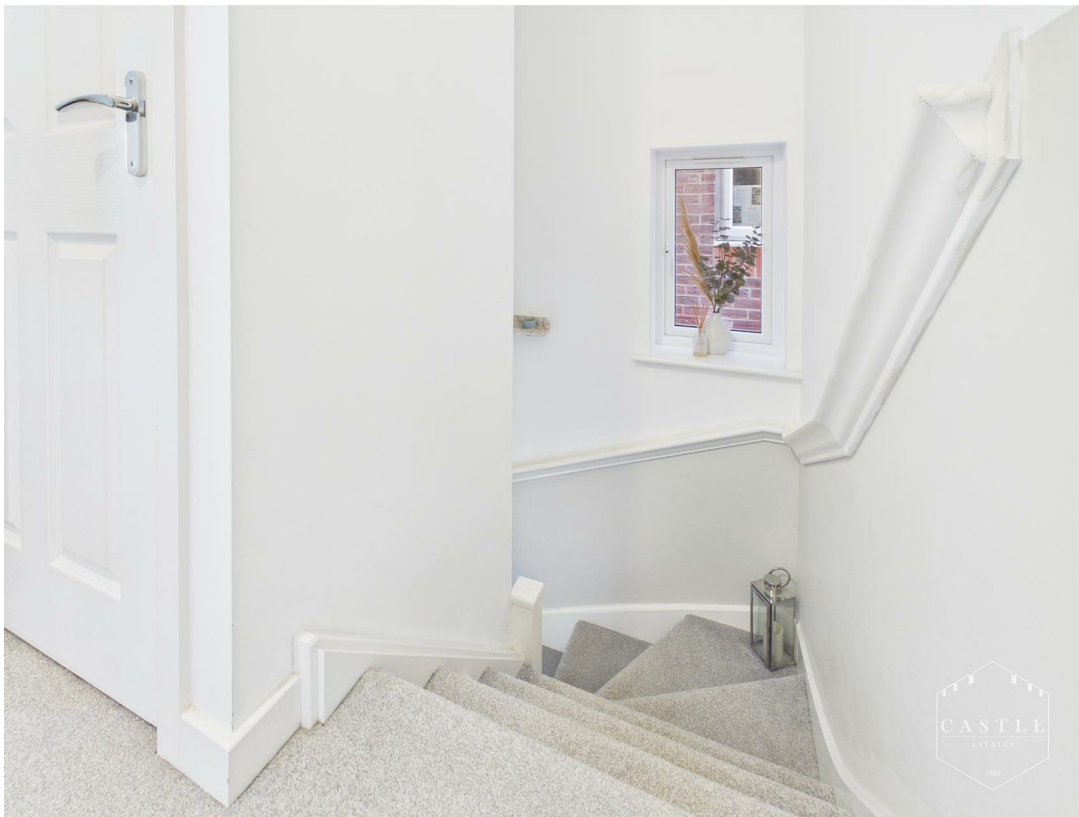
having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven with gas hob and stainless steel cooker hood over, space and plumbing for washing machine and dishwasher, space for American style fridge freezer, inset LED lighting, central heating radiator, wood effect flooring, upvc double glazed window to rear and French doors opening onto Garden.





FIRST FLOOR LANDING

having upvc double glazed window to side.



MASTER BEDROOM

13'10 x 9'8 (4.22m x 2.95m)

having central heating radiator, tv aerial point and two upvc double glazed windows to front. Door to Ensuite.





ENSUITE SHOWER ROOM

6'10 x 4'8 (2.08m x 1.42m)

having fully tiled shower cubicle, pedestal wash hand basin, low level w.c., ceramic tiled splashbacks, central heating radiator and upvc double glazed window with obscure glass to front.



BEDROOM TWO

11'2 x 8'8 (3.40m x 2.64m)

having central heating radiator and upvc double glazed window to rear.



BEDROOM THREE

9'9 x 7'9 (2.97m x 2.36m)

having central heating radiator and upvc double glazed window to rear.



BATHROOM

8'7 x 5'7 (2.62m x 1.70m)

having panelled bath with shower over and glass screen, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled walls and upvc double glazed window with obscure glass to side.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE (16'9 X 8'7) with up and over door, power and light. Open front aspect overlooking green/play area. Pedestrian access to a fully enclosed and private rear garden with patio area, lawn, well fenced boundaries.



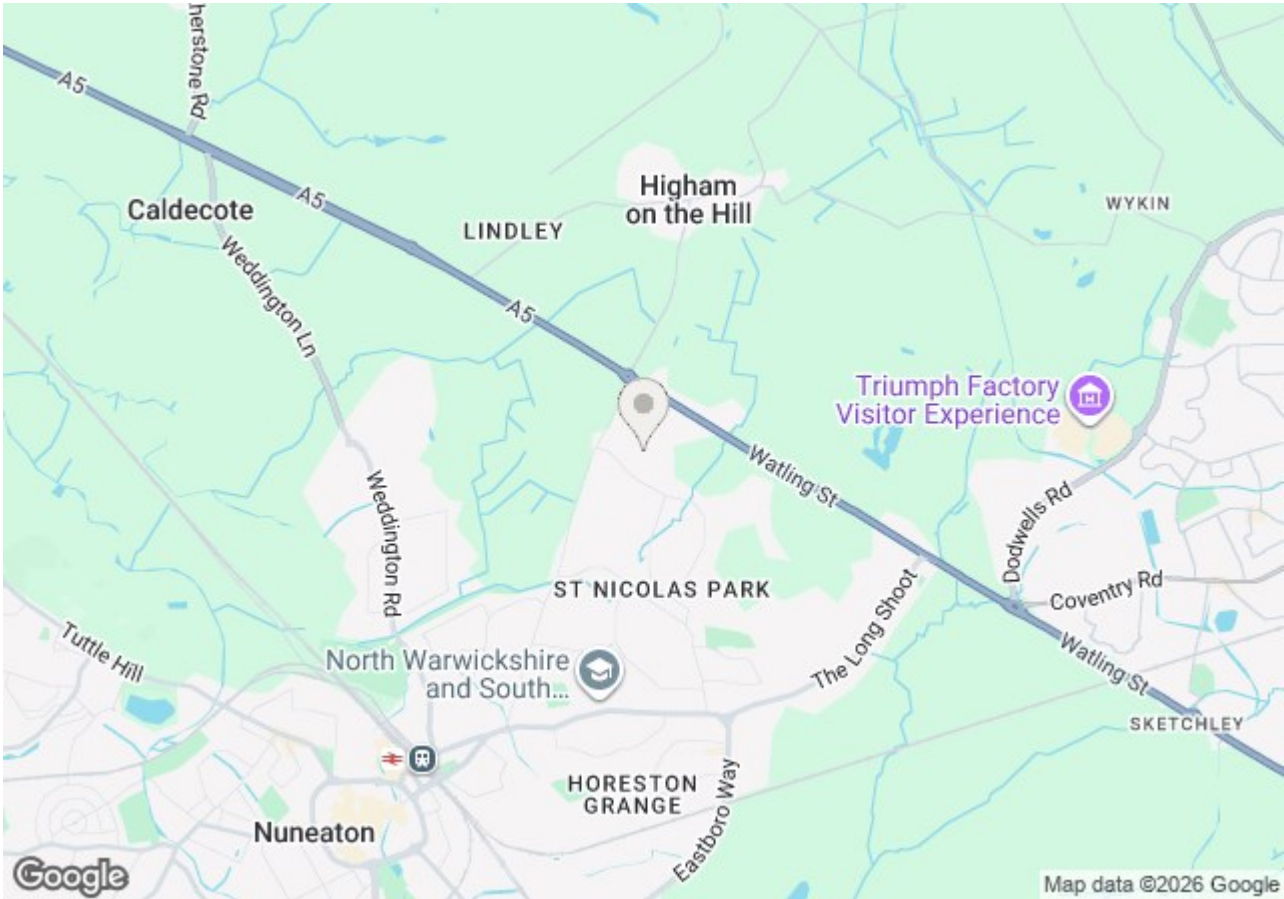


Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		85
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

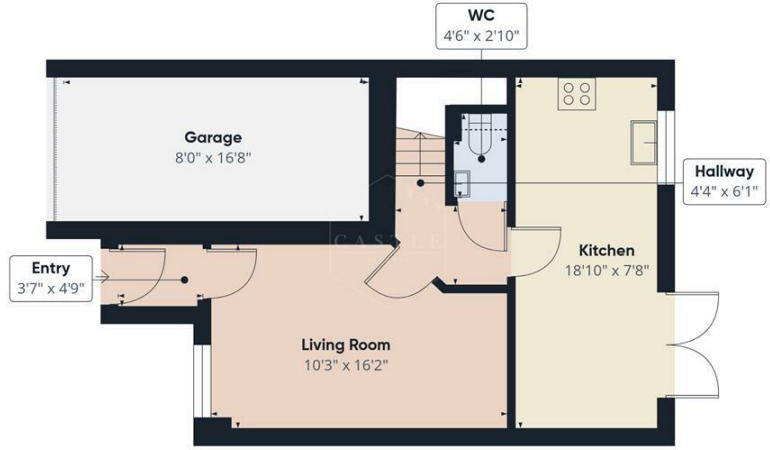
	Current	Potential
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85

69



Floor 0



Floor 1



Approximate total area⁽¹⁾
921 ft²
Reduced headroom
2 ft²

(1) Excluding balconies and terraces.

Reduced headroom
..... Below 5 ft

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm
