

CASTLE ESTATES

1982

AN ATTRACTIVE RECENTLY BUILT THREE BEDROOMED SEMI DETACHED FAMILY RESIDENCE SITUATED IN A POPULAR RESIDENTIAL LOCATION



**54 FARTHINGTON DRIVE
NUNEATON CV11 6WX**

Offers In The Region Of £285,000

- Entrance Hall
- Attractive Lounge To front
- Master Bedroom With Ensuite
- Family Bathroom
- Well Tended Gardens
- Guest Cloakroom
- Contemporary Fitted Kitchen
- Two Further Bedrooms
- Ample Parking & Detached Garage
- VIEWING ESSENTIAL



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A well presented recently built semi detached family residence with parking and detached garage situated in a popular residential location. Viewing is essential.

The accommodation enjoys entrance hall with guest cloakroom, lounge to front and a well fitted contemporary dining kitchen. To the first floor there is a master bedroom with ensuite, two further bedrooms and a family bathroom.

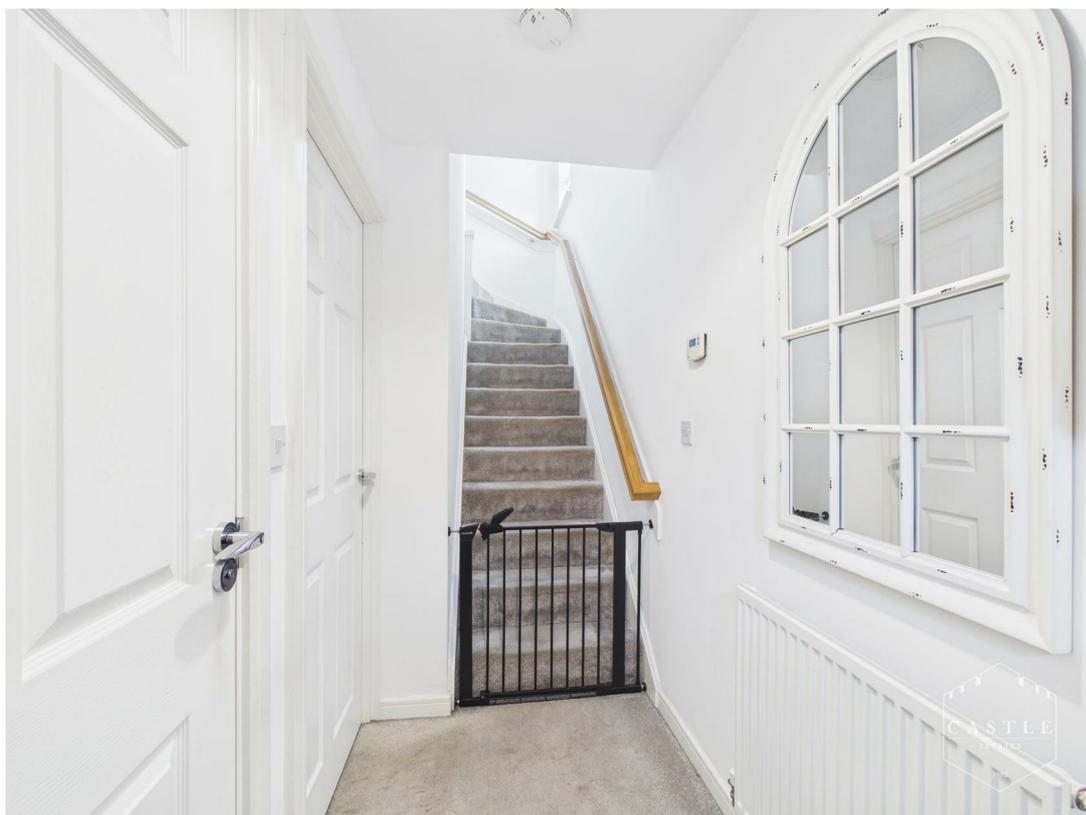
COUNCIL TAX BAND & TENURE

Nuneaton and Bedworth Council - Band C (Freehold).

ENTRANCE HALL

8 x 3'8 (2.44m x 1.12m)

having composite front door, electric fuse board and central heating radiator. Staircase to First Floor Landing.



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GUEST CLOAKROOM

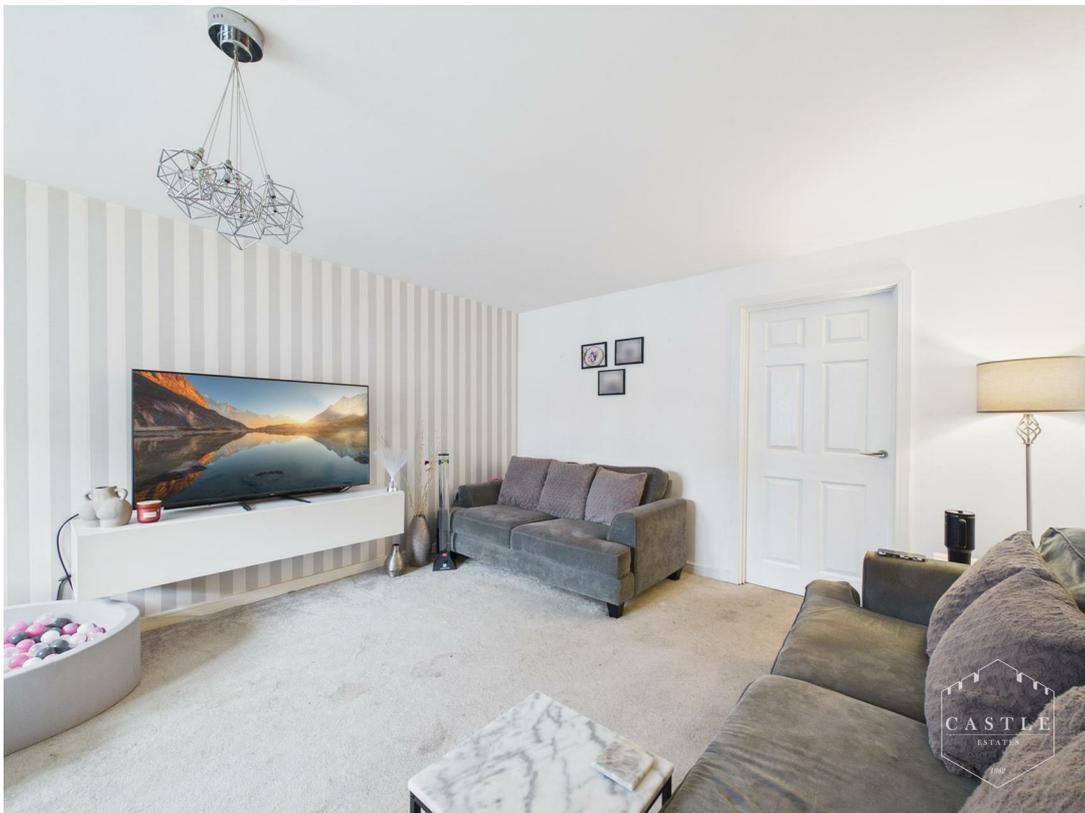
having low level w.c., pedestal wash hand basin, central heating radiator and upvc double glazed window with obscure glass to front.



LOUNGE

17'1 x 12'6 (5.21m x 3.81m)

having upvc double glazed window to front, central heating radiator and tv aerial point.



DINING KITCHEN

15'10 x 9'7 (4.83m x 2.92m)

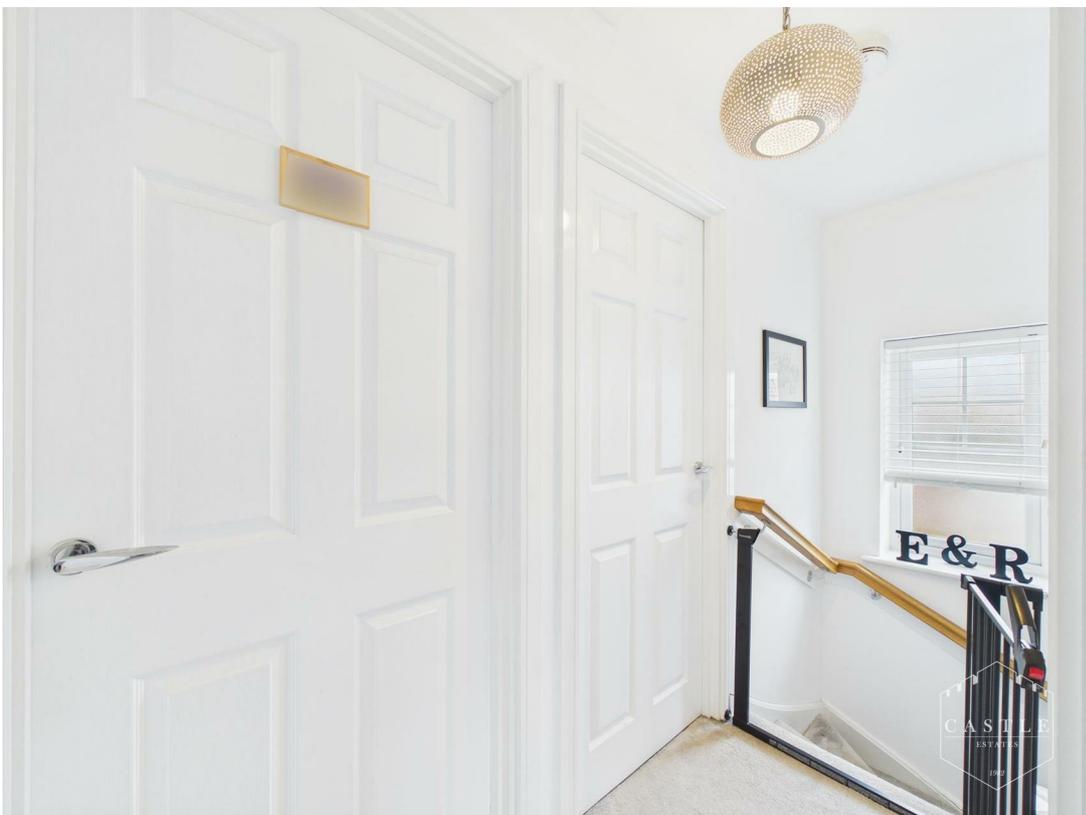
having an attractive range of contemporary fitted units including base units, drawers and wall cupboards, contrasting work surfaces and upstands, inset sink with mixer tap, built in oven, gas hob with cooker hood over, space and plumbing for washing machine, integrated fridge freezer, central heating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





FIRST FLOOR LANDING

having upvc double glazed window to side and access to the roof space.



MASTER BEDROOM

13'11" x 12'1" (4.24m x 3.68m)

having range of built in wardrobes, central heating radiator and upvc double glazed window to front.

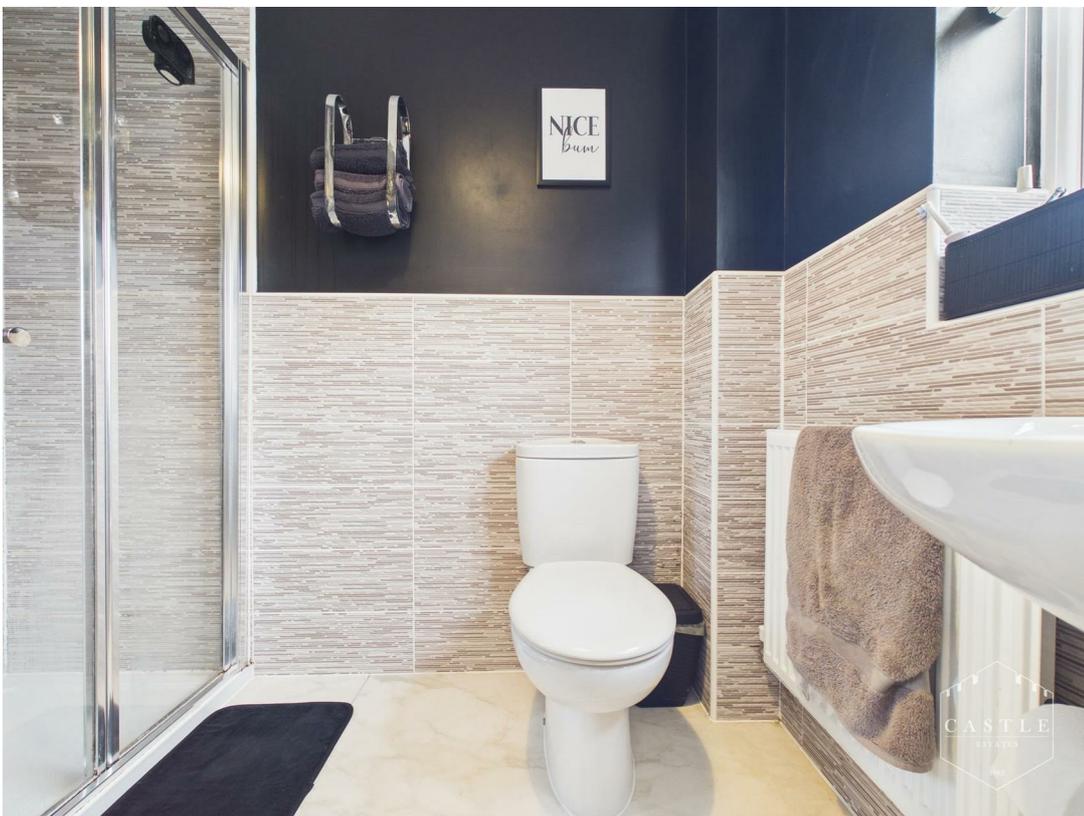




ENSUITE SHOWER ROOM

7'6 x 5'1 (2.29m x 1.55m)

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



BEDROOM TWO

9'7 x 8'11 (2.92m x 2.72m)

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



BEDROOM THREE

9'6 x 6'4 (2.90m x 1.93m)

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



BATHROOM

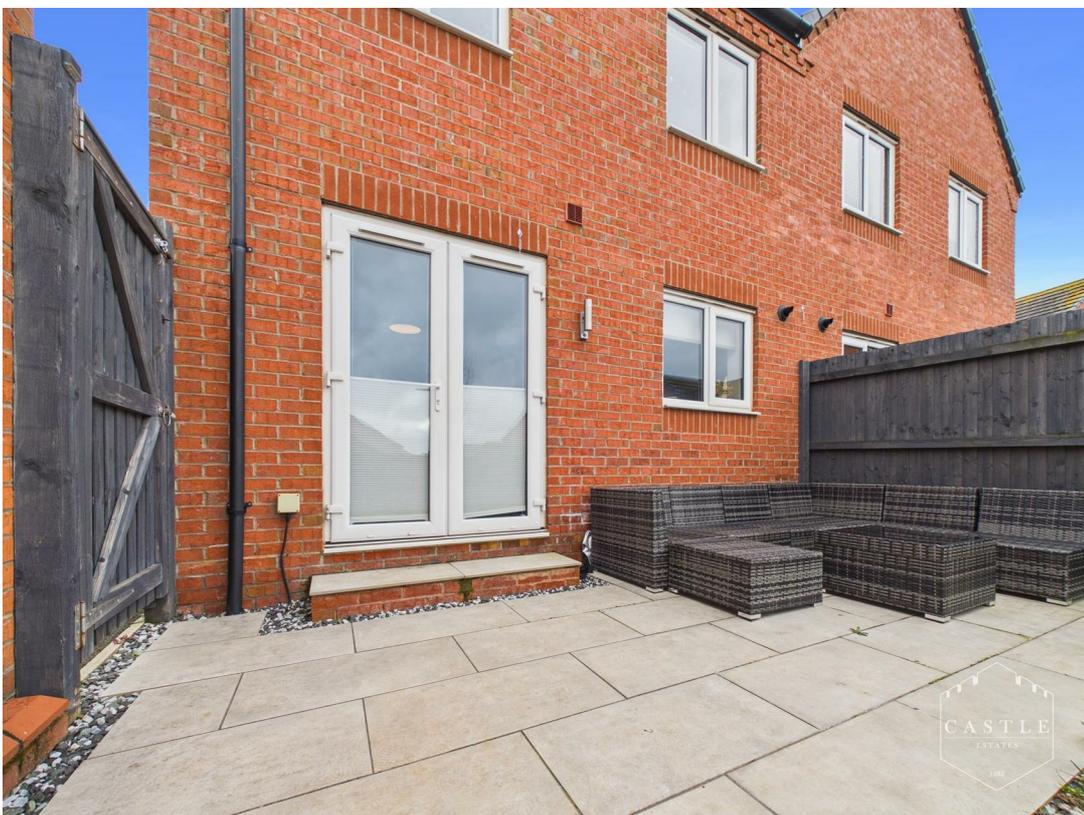
7'6 x 5'1 (2.29m x 1.55m)

having panelled bath, pedestal wash hand basin, low level w.c., extractor fan and ceramic tiled splashbacks.



OUTSIDE

There is direct vehicular access over a tarmac driveway with standing for several cars leading to GARAGE with up and over door, power and light. A lawned foegarden. Pedestrian access to a fully enclosed rear garden with patio, lawn and well fenced boundaries.



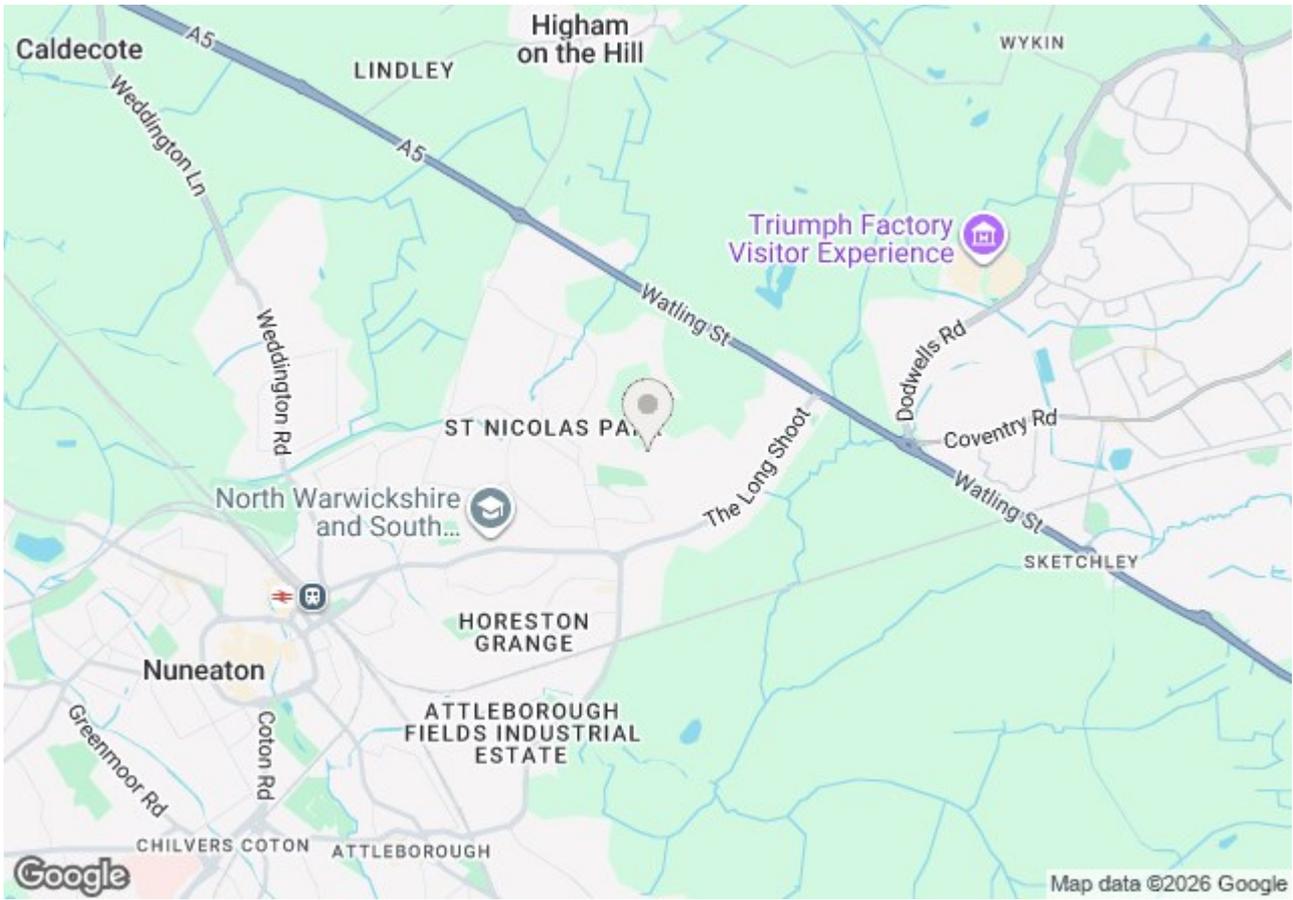


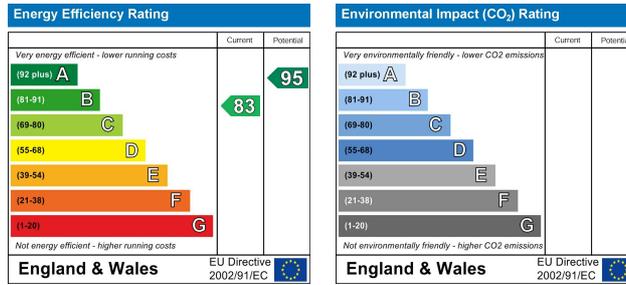
Energy Efficiency Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (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 | |

Environmental Impact (CO₂) Rating

| | Current | Potential |
|---|----------------------------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not environmentally friendly - higher CO ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |





Approximate total area⁽¹⁾
798 ft²

(1) Excluding balconies and terraces

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
