

MATTHEW JAMES

Property Services



3 Milking Lane, Nuneaton, CV10 0FG

Offers Over £169,995

TWO DOUBLE BEDROOMS... MASTER EN-SUITE... TWO ALLOCATED PARKING SPACES... FAMILY BATHROOM (NEVER BEEN USED)... SOUGHT AFTER DEVELOPMENT. This beautiful property has to be viewed to appreciate what is being offered for sale. With well over £5000 of extras from Taylor Wimpey at build, this property is all ready to go for the first time buyer, investor or those looking to downsize. Having two double bedrooms with master en-suite, family bathroom (which has never been used), lounge dining room, ground floor cloakroom, kitchen with integrated appliances, rear garden with patio and rear access and two allocated parking spaces right outside the front door. Built by Taylor Wimpey and on the sought after Cotton Grange Farm Development, why not call us now and book your immediate viewing on 02477 170170!

Allocated Parking & Gardens

Having two allocated parking spaces, planted borders and access through the front door into the:

Entrance Hallway

Having stairs off to the first floor, opening to the Kitchen and doors leading off to the:

Kitchen

9'11" x 6'2" (3.02m x 1.88m)

Having a PVCu double glazed window to the front elevation, a range of wall, base and drawer units with roll top work surface over, built-in fridge freezer, built-in washing machine, integrated dishwasher, built-in oven with four ring gas hob and extractor over and tiling to all splash prone areas.

Lounge Dining Room

15'6" x 13'1" (4.72m x 3.99m)

Having under stairs storage and French doors that lead to the rear garden area.

Ground Floor Cloak Room

(Not Measured) Having a PVCu double glazed obscure window to the front elevation, low level flush WC, pedestal wash hand basin and tiling to all splash prone areas.

First Floor Landing

Having access to the loft area (with a drop down ladder and electric lighting) and doors leading off to:

Master Bedroom

10'2" x 9'9" (3.10m x 2.97m)

Having a PVCu double glazed window to the rear elevation and door leading to the:

Master En-Suite

(Not Measured) Having walk-in shower cubicle, low level flush WC, pedestal wash hand basin, extractor fan and tiling all splash prone areas.

Bedroom Two

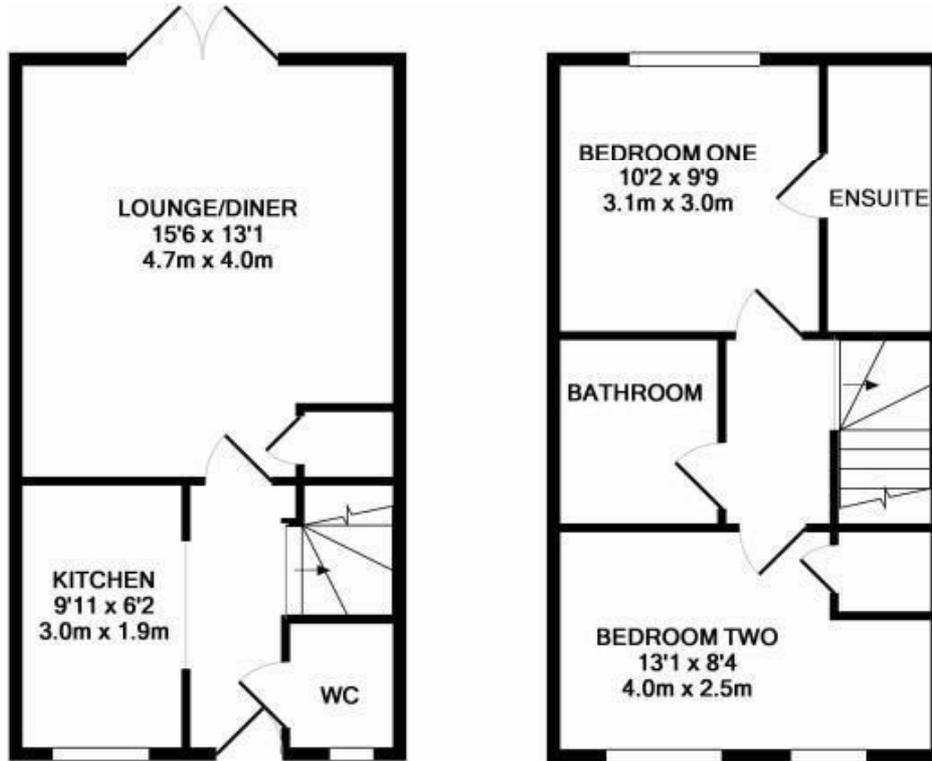
13'1" x 8'4" (3.99m x 2.54m)

Having Two PVCu double glazed windows to the front elevation and storage cupboard.

Rear Garden

Having a paved patio area, fenced borders, mainly laid to lawn with rear gated access that leads to the front elevation.

Floor Plan



GROUND FLOOR
APPROX. FLOOR AREA 354 SQ.FT.
(32.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR AREA 355 SQ.FT.
(33.0 SQ.M.)

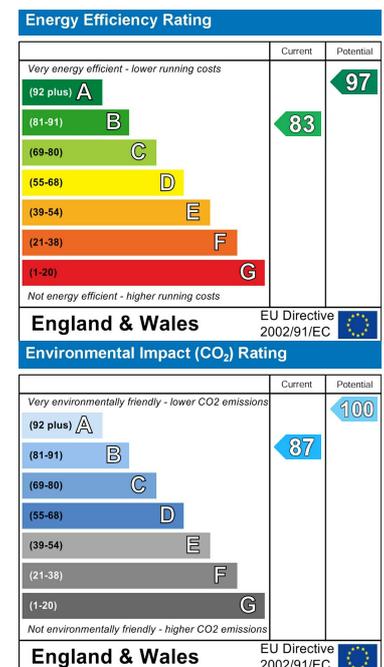
TOTAL APPROX. FLOOR AREA 709 SQ.FT. (65.9 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Area Map



Energy Efficiency Graph



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