



Wisteria Way

Bermuda Park, Nuneaton, CV10 7SS

£1,200 PCM



Welcome to this charming modern townhouse located on Wisteria Way in the desirable Bermuda Park area. This delightful property boasts three well-proportioned bedrooms, making it an ideal home for families or professionals seeking a comfortable living space.

Upon entering, you are greeted by a welcoming entrance hall that leads to a spacious reception room, perfect for relaxing or entertaining guests. The ground floor also features a convenient guest cloakroom, adding to the practicality of the layout.

The property benefits from a well-designed kitchen that flows seamlessly, creating an inviting atmosphere for everyday living. The modern design and thoughtful layout ensure that this home meets the needs of contemporary lifestyles. In addition to the interior comforts, this townhouse comes with a garage and parking space, providing ample room for vehicles and additional storage. The location is particularly advantageous, as it is close to the motorway and rail networks, making commuting and travel straightforward.



Entrance

Via double glazed entrance door leading into:

Entrance Hall 12'2" x 3'8" (3.71m x 1.13m)

Radiator, wooden laminate flooring, central heating thermostat, stairs to first floor landing with spindles, doors to storage cupboard and further doors to:

Cloakroom 5'10" x 2'10" (1.79m x 0.86m)

Fitted with a two piece suite comprising pedestal wash hand basin and low-level WC, tiled splashback, radiator, obscure double glazed window to the front and wooden laminate flooring.

Fitted Kitchen 11'7" x 5'10" (3.53m x 1.79m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer, mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, electric fan assisted oven, four ring gas hob with pull out extractor hood over, double glazed window to front, double radiator, ceramic tiled flooring, concealed boiler serving heating system and domestic hot water with heating timer control.

Lounge/Dining Room 17'10" x 12'11" (5.43m x 3.93m)

Feature fireplace with marble effect hearth, two double radiators, wooden laminate flooring, telephone point, TV point, double glazed sliding patio door to garden.

Landing 11'1" x 6'4" (3.39m x 1.93m)

Radiator, stairs rising to second floor and doors to:

Bedroom 10'10" x 13'1" (3.31m x 3.99m)

Double glazed window to rear, radiator.

Bedroom 11'4" x 12'7" (3.45m x 3.83m)

Two double glazed windows to front, two radiators.

Bathroom

Fitted with three piece suite with comprising, panelled bath, pedestal wash hand basin with mixer tap and low-level WC, tiled splashbacks, extractor fan, radiator, ceramic tiled flooring.

Landing

Door to:

Master Bedroom 13'7" x 12'10" (4.14m x 3.91m)

Double glazed window to front, radiator, TV point, access to loft space, opening into the:

Dressing Area

Double glazed skylight to rear, built-in wardrobes with hanging rails and shelving, drawers and door to:

En-suite Shower Room

Double glazed skylight to rear and fitted with a three piece suite comprising a tiled shower cubicle, pedestal wash hand basin, low-level WC and extractor fan, tiled splashback areas, radiator and ceramic tiled flooring.

Outside

To the rear is mainly laid to lawn with paved patio area, rear pedestrian access leading to communal parking area where this is an allocated parking space leading to garage. To the front is a lawn with path leading to the entrance

Landlord Notes

There is currently a washing machine and slimline dishwasher at the property. These will not conform part of the tenancy. The landlord will gladly leave these in place for use by a tenant until at any point they stop working however will not replace OR will have these removed at the request of a tenant prior to taking occupancy.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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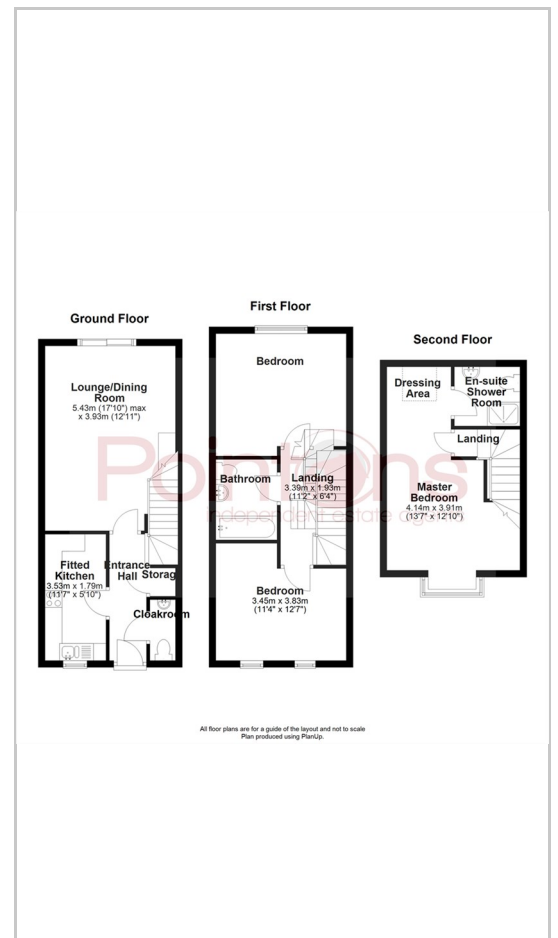
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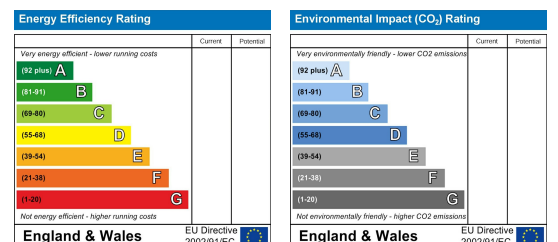
Area Map



Floor Plans



Energy Efficiency Graph



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