



Brewer Road, Bulkington, CV12 9RF

£116,950



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A unique and unusual end of terrace house having the benefit of gas fired central heating and UPVC double glazing (as and where specified). The accommodation comprises entrance hall, sitting room, kitchen/breakfast room with rear porch/utility, ground floor bedroom three with en-suite bathroom, first floor landing which provides access to two bedrooms and shower room. The front and side of the property are laid to tarmac providing off road parking whilst the rear garden is laid to lawn.

As the sellers agent we are not surveyors or conveyancing experts and as such we cannot and do not comment on the condition of the property or issues relating to title or other legal issues that may affect this property, unless we have been made aware of such matters. Interested parties should employ their own professionals to make such enquiries before making any transactional decisions.

GROUND FLOOR

ENTRANCE HALL

UPVC double glazed entrance door, UPVC double glazed window, built-in cloaks cupboard with sliding door, hanging rail and shelving.

SITTING ROOM

13'2" x 8'8" including stairs (4.01m x 2.64m including stairs)

UPVC double glazed window, radiator, laminate flooring, TV aerial point and understairs cupboard.

KITCHEN/BREAKFAST ROOM

9'1" x 8'8" (2.77m x 2.64m)

Matching range of base and wall units, roll edge work surfaces, inset single bowl stainless steel sink unit, tiling to splash backs, space and point for gas cooker, further appliance space, radiator, UPVC double glazed window and wall mounted gas fired boiler (central heating and hot water). UPVC double glazed door leading to:

REAR PORCH/UTILITY

UPVC double glazed windows, UPVC double glazed door leading to rear garden, recessed ceiling spot lights and space and plumbing for washing machine.

BEDROOM THREE

7'3" x 7'2" (2.21m x 2.18m)

UPVC double glazed window and radiator.

EN-SUITE BATHROOM

Matching coloured suite comprising panelled bath, pedestal wash hand basin, low level WC, tiling to splash backs, radiator and UPVC double glazed window.

FIRST FLOOR

LANDING

Access to loft space.

BEDROOM ONE

10'3" x 8'9" (3.12m x 2.67m)

UPVC double glazed window, radiator, coved ceiling and built-in double door mirror fronted sliding wardrobe with hanging rail.

BEDROOM TWO

9'0" max x 5'2" (2.74m max x 1.57m)

UPVC double glazed window and radiator.

SHOWER ROOM

Matching white suite comprising tiled shower cubicle with shower, low level WC, pedestal wash hand basin, tiling to splash backs, UPVC double glazed window and radiator.

OUTSIDE

TO THE FRONT

The front and side of the property is laid to tarmac providing off road parking.

TO THE REAR

The rear garden is laid to paved terrace and lawn. There is gated foot access leading to the front with a right of way for number 70 providing foot access over the rear garden.

Viewing

Strictly by arrangement through Loveitts Nuneaton office

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