



£240,000

Brookside, Nuneaton CV13 0NJ

Semi-Detached House | 3 Bedrooms | 1 Bathroom

01530 223402



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# Step Inside

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## Key Features

- Semi detached property
- Three bedrooms
- Bathroom to first floor
- Gas central heating
- uPVC Double Glazed Windows
- Detached Garage
- Driveway
- Private Garden to rear
- Larger than average plot
- EPC E
- Council Tax Band B
- Tenure- Freehold

## Property Description

Reddington's Sales and Lettings is proud to present this delightful three-bedroom semi-detached property, which is located in a quiet cul-de-sac on a larger-than-average plot. The property features a detached single garage with light and power, as well a conservatory. The hub of the house is the spacious dining kitchen, which has been recently refitted and is perfect for family meals. Upstairs, there are three bedrooms and a bathroom, with the main bedroom benefiting from fitted wardrobes. The property is located in the well-connected village of Barlestone, just off the A447, and boasts good amenities. We highly recommend a viewing to truly appreciate the size and location of this lovely property. EPC rating E, Council tax band B. Tenure- Freehold

## Main Particulars

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### Lounge

4.29m x 4.17m (14' 1" x 13' 8")

Upon entering through the uPVC double-glazed door, a balustrade staircase leads to the first-floor landing. The area features laminate flooring, a radiator, and a uPVC double glazed window to the front aspect.

### Dining Kitchen

4.14m x 3.20m (13' 7" x 10' 6")

Having a range matching base and wall mounted units, stainless steel sink, space and plumbing for washing ,machine , space for cooker with stainless steel cooker hood over, ceramic flooring, radiator, uPVC doubler glazed window to rear aspect. Access to conseratory.

### Conservatory

3.23m x 2.26m (10' 7" x 7' 5")

Part brick with uPVC windows to the side and rear. with double-glazed doors, ceiling fan and ceramic flooring.

### First Floor Landing

With access to roof space.

### Bedroom One

3.17m x 2.62m (10' 5" x 8' 7")

With uPVC double-glazed window to front aspect. Built-in wardrobe with sliding doors.

#### Bedroom Two

With a uPCV double-glazed window to the rear aspect and radiator.

#### Bedroom Three

With uPVC double-glazed window to rear aspect and radiator.

#### Family Bathroom

A three-piece white suite comprising a WC, wash basin, and a bath with a shower over. The bathroom has ceramic flooring and a UPVC double-glazed window to the side with obscure glass.

#### To the outside

The front of the property features a well-maintained lawn with beautiful shrubs adorning the front and side borders. You can access the garage via the driveway, and there's a pathway that leads to the garden gate between the two.

The garage has a pitched roof, an up-and-over manual door, and comes with electric light and power. The back garden is securely enclosed by timber panelled fencing. It has a paved patio and is directly visible from the house.

#### Legals

These property details are produced in good faith with the approval of the vendor and given as a guide only. Please note we have not tested any of the appliances or systems so therefore we cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale such as curtains, carpets, light fittings and sheds. These sales details, the descriptions and the measurements herein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in a good structural condition of otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle lens. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves Reddington Homes Ltd will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise . Any floor plan is included as guide layout only. Dimensions are approximate and not to scale.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omissions or mis-statements. This plan is for illustrative purposes only and should be used in such by any prospective purchaser. The services, systems and appliances shown here have not been tested and no guarantee as to their operability or efficiency can be given.  
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This floorplan is for illustrative purposes only and the location of doors, windows and other items are approximate.

Agents notes: All measurements are approximate and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. Copyright ©



## Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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