

FOR SALE



Oaston Road, Nuneaton
£190,000


MARTIN & CO

Oaston Road, Nuneaton

3 Bedrooms, 1 Bathroom

£190,000



- NO CHAIN AND VIEWING ADVISED
- TWO DOUBLE BEDROOMS AND A SINGLE
- IDEAL FIRST HOME OR INVESTMENT
- CLOSE TO LOCAL AMENITIES AND

ATTENTION FIRST TIME BUYERS OR INVESTORS!

A modern semi detached property with no upward chain and within walking distance of the town centre, local amenities and train station. The accommodation comprises on the ground floor of an entrance hall, cloakroom, lounge diner and kitchen. whilst on the first floor there are three bedrooms and a bathroom. The property also benefits from gas central heating, double glazing, an enclosed rear garden and off road parking for two cars. For viewings call Martin & Co on 02476 392975



ENTRANCE HALL 3' 6" x 11' 6" (1.07m x 3.51m)

Double glazed moulded door, gas central heating radiator, laminate flooring and stairs leading to the first floor

DOWNSTAIRS CLOAKROOM 6' 9" x 2' 10" (2.08m x 0.88m)

Double glazed window, gas central heating radiator, low level W.C, white wash basin, tiled flooring and tiled splashback

KITCHEN 11' 6" x 7' 8" (3.51m x 2.34m) Range of wall & base units, laminate grey worktops, integrated extractor hood, gas hob, integrated double oven, stainless steel double sink and drainer, gas central heating radiator, double glazed uPVC window, tiled flooring, tiled splash backs. The kitchen also houses a BAXI combi boiler.

LOUNGE/DINER 14' 11" x 13' 5" (4.57m x 4.10m) Gas central heating radiator, double glazed uPVC window, double glazed uPVC double patio doors leading to the garden, laminate flooring, under stairs storage cupboard

STAIRS LEADING TO FIRST FLOOR

LANDING 6' 9" x 10' 0" (2.06m x 3.07m) Doors leading off to the bedrooms and bathroom, carpet included, loft access with a loft ladder which has been boarded, airing cupboard

BEDROOM 6' 11" x 15' 0" (2.12m x 4.58m) Two double glazed uPVC windows, gas central heating radiator, laminate flooring

BEDROOM 10' 11" x 7' 11" (3.33m x 2.42m) Double glazed uPVC window, gas central heating radiator, laminate flooring

BEDROOM 6' 9" x 6' 11" (2.06m x 2.13m) Double glazed uPVC window, gas central heating radiator

BATHROOM 6' 10" x 7' 11" (2.10m x 2.42m) White moulded bath and panel, shower attachment, low level W.C, white wash hand basin, tiling to splash backs, double glazed uPVC window, gas central heating radiator, cushioned vinyl flooring

GARDEN Paved patio with decking, side access, two sheds





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C	74 C	
55-68	D		
39-54	E		
21-38	F		



Martin & Co Nuneaton

99-109 Castle Street • • Hinckley • LE10 1DA
T: 02476 392975 • E: nuneaton@martinco.com

02476 392975

<http://www.martinco.com>



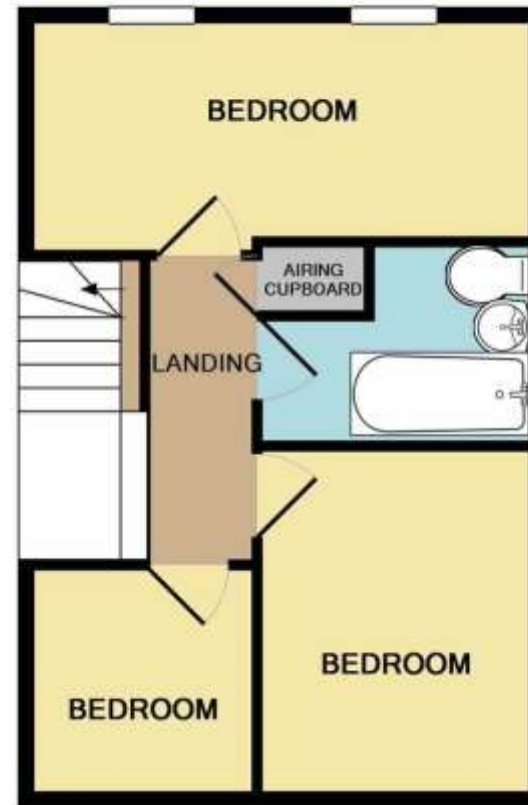
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GROUND FLOOR



1ST FLOOR

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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