

FOR SALE



Cabinhill Road, Galley Common
Asking Price Of £349,950


MARTIN&CO



Cabinhill Road, Galley

Common

4 Bedrooms, 2 Bathroom

Asking Price Of £349,950

- MODERN DETACHED HOUSE
- FITTED KITCHEN AND UTILITY
- SPACIOUS LOUNGE
- DOWNSTAIRS WC / EN SUITE SHOWER
- FOUR DOUBLE BEDROOMS

MODERN FOUR BEDROOM DETACHED HOUSE IN GALLEY COMMON. An excellent opportunity to purchase this four bedroom detached home situated on this new Taylor Wimpey development on the outskirts of Nuneaton. The accommodation briefly comprises on the ground floor of and entrance hallway, cloakroom, spacious lounge, kitchen diner and utility room, whilst on the first floor there are four double bedrooms with main en suite and a family bathroom. The property also benefits from double glazing, gas central heating, enclosed rear garden and a driveway and single garage for off road parking. NO CHAIN

ENTRANCE HALLWAY Covered entrance with composite double glazed door to hallway, stairs to first floor, understairs storage, further storage cupboard.

CLOAKROOM Wash hand basin with mixer tap, low level wc, radiator.

LOUNGE 19' 8" x 11' 4" (6.015m x 3.462m) Double glazed french doors to rear garden, double glazed window to front, two radiators.



suite.

KITCHEN DINER 19' 8" x 11' 11" Max (6.015m x 3.646m) Modern fitted kitchen with a matching range of base wall and drawer units with roll top work surfaces above and inset sink unit with center bowl and mixer tap, built in electric double oven with separate four ring gas hob with extractor hood above, integrated fridge freezer and dishwasher, laminate wood flooring, double glazed windows to front and rear, inset ceiling spotlights, door to utility room.

UTILITY ROOM 6' 5" x 4' 7" (1.965m x 1.416m) Base and wall unit with work surface above, integrated washing machine, laminate wood flooring, double glazed door to rear, radiator.

LANDING Access to roof space, airing cupboard housing hot water cylinder, radiator.

BEDROOM ONE 11' 2" x 11' 7" (3.412m x 3.540m) Double glazed window to rear, radiator, door to en

EN SUITE SHOWER ROOM 6' 5" x 4' 7" (1.965m x 1.416m) Shower cubicle with glazed door, mains mixer unit with attachment, pedestal hand wash basin, low level wc, part tiled walls, radiator, obscure double glazed window.

BEDROOM TWO 11' 11" x 9' 9" (3.646m x 2.982m) Double glazed window to rear, radiator

BEDROOM THREE 10' 0" x 9' 8" (3.064m x 2.960m) Double glazed window to front, radiator.

BEDROOM FOUR 10' 2" x 8' 3" (3.105m x 2.538m) Double glazed window to front, radiator

FAMILY BATHROOM 6' 7" x 6' 2" (2.025m x 1.887m) Panelled bath with mixer tap, mains mixer unit with attachment, glazed shower screen, pedestal hand wash basin with mixer tap, low level wc, part tiled walls, radiator, obscure double glazed window.



OUTSIDE There is a small lawned area to the front, tarmac driveway to the side leading to a single pitch roof garage with up and over door, power and lighting. A side access gate leads to the rear garden which is fence enclosed laid mainly to lawn with a small patio area, outside tap.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Martin & Co Nuneaton

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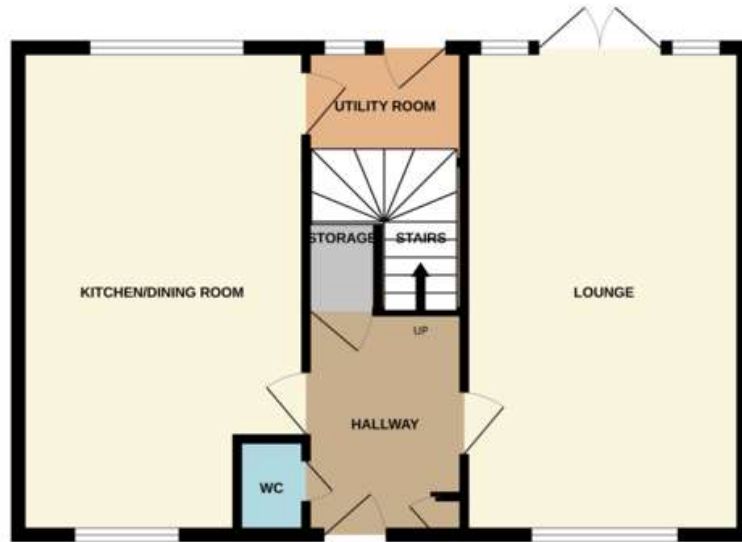
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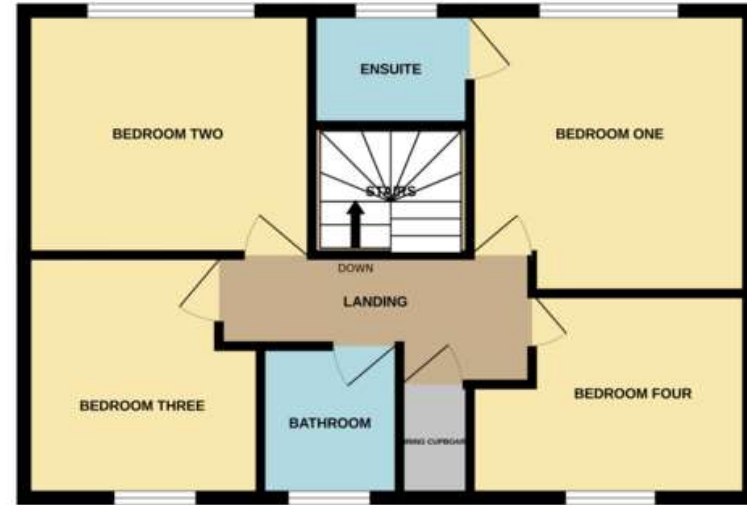
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GROUND FLOOR



1ST FLOOR



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