



**Two Double Bedroom Terrace in Ansley Common**

**Lounge and Separate Dining/Sitting Room**

**Large Family Bathroom**

**Beautifully Presented Throughout**

**Re fitted Kitchen with Range Cooker**

**Gas C/heating & D/glazing**



**Ansley Common**  
Nuneaton, CV10 0PP

**£139,950**

### **Lounge** 12' 6" x 11' 5" (3.82m x 3.48m)

Double glazed window and door to front aspect, feature fire place, radiator and laminate flooring.

### **Dining Room** 12' 4" x 12' 6" (3.76m x 3.81m)

Double glazed window to rear aspect, radiator, laminate flooring, open fire recess, under stair cupboard, door and stairs to first floor

### **Kitchen** 19' 0" x 7' 4" (5.80m x 2.24m)

Double glazed window & door to garden, fitted with a range eye and base level units with roll edge work surfaces over, plumbing for washing machine, space for range cooker, breakfast bar and radiator.

### **First Floor Landing**

Doors to;

### **Bedroom One** 14' 5" x 11' 5" (4.40m x 3.47m)

Double glazed window to front aspect, feature fireplace, radiator and built in storage cupboard.

### **Bedroom Two** 12' 4" x 11' 5" (3.76m x 3.48m)

Double glazed window to rear aspect and radiator.

### **Bathroom** 10' 5" x 7' 5" (3.18m x 2.25m)

Double glazed window to rear aspect, re fitted suite with low level WC, wash basin and panelled bath with shower over, airing cupboard housing boiler

### **Externally**

To the front is a small forecourt garden. To the rear is an enclosed low maintenance garden.



MONEY LAUNDERING REGULATIONS 2003

intending purchasers will be asked to produce identification and proof of financial status when an offer is received. We would ask for your co-operation in order that there will be no delay in agreeing the sale.