



Water Lily Way, Bermuda Park, Nuneaton CV10 7SJ
£185,000

archerbassett
LETTINGS AND SALES

****AVAILABLE WITH NO UPWARD CHAIN **** A modern three bedroom, three storey townhouse located on the popular Bermuda Park development. This property benefits from double glazing and gas central heating throughout and briefly compromises of a downstairs WC, large lounge/diner with french patio doors leading out into the rear garden and a modern fitted kitchen with a range of base and wall units, integrated oven and ceramic hob, dishwasher, fridge and washing machine. The first floor further compromises of two good sized bedrooms and a family bathroom with white suite and tiled flooring and there is a further good sized bedroom to the top floor with fitted wardrobes and a part tiled en-suite with shower cubicle, WC and hand was basin. To the rear of the property there is also a good sized, enclosed, part paved / part lawned garden and reserved parking.

Entrance Hall

The entrance hall has a wooden door with a double glazed, patterned window panel, wooden flooring, a wall mounted radiator and an under stairs cupboard.

Kitchen

12'1" x 6'2" (3.69m x 1.89m)

To the right of the entrance hall there is a modern fitted kitchen with a range of base and wall units, integrated oven and ceramic hob, dishwasher, fridge and washing machine. There is also tiled flooring, wall mounted radiator and double-glazed window.

Ground floor W/C

3'4" x 6'3" (1.03m x 1.91m)

Further down the hallway there is also a ground floor W/C with hand was basin and tiled flooring.

Lounge / Diner

14'11" x 12'10" (4.57m x 3.93m)

At the end of the hallway there is a large lounge / diner with wooden flooring, radiator and double glazed french doors leading out into rear garden.

First floor landing

To the first floor the landing has carpets throughout with double glazed windows and wall mounted radiators.

Bedroom 1

11'10" x 12'10" (3.63m x 3.93m)

The first bedroom is a large double over looking the rear garden with carpets and double-glazed window as well as a wall mounted gas central heated radiator.

Bathroom

6'4" x 6'2" (1.95m x 1.89m)

Next to the first bedroom there is fully tiled bathroom with white suite and extractor fan.

Bedroom 2

12'1" x 6'2" (3.69m x 1.89m)

The second bedroom is a single room with carpets and double glazed window.

Bedroom 3

19'3" x 12'10" max (5.87m x 3.93m max)

To the top floor there is a further double bedroom with a bayed double glazed window fitted wardrobes and carpet throughout.

En-suite

7'8" x 9'4" max (2.36m x 2.86m max)

There is also a part-tiled en-suite to the top floor with thermostatic shower and white suite as well as tiled flooring and double-glazed opaque window.

Rear Garden

To the rear of the property there is a good sized, enclosed, part paved / part lawned garden.

Tenure

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

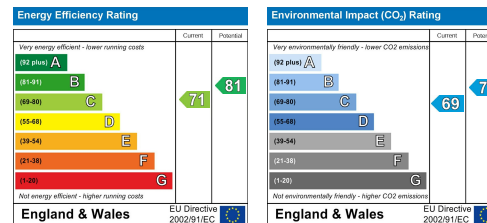


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation. Plan produced using PlanItUp.



DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract not does it constitute property particulars.



67 Hertford Street, Coventry CV1 1LB

024 7623 7500

sales@archerbassett.co.uk

archerbassett.co.uk