



Yale

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HERE TO GET *you* THERE

34 Windmill Road, Nuneaton, CV10 0HL

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Asking Price £370,000

HUNTERS OF TAMWORTH are excited to be offering FOR SALE this stunning, three bedroom, detached bungalow! Nestled within a quiet cul-de-sac which benefits from being within close proximity Nuneaton's Town centre, local shops, amenities and commuter routes! Perfect for those looking for their next home.

In brief this beautiful property comprises: Entrance hallway, lounge diner, kitchen, master bedroom with en-suite, two further good sized bedrooms, shower room, detached garage and driveway with parking for multiple vehicles. To the rear of the property is an enclosed garden.

We highly recommend an internal viewing of this property as an essential so potential buyers can see the size, location and everything else this superb property has to offer!



Floor Plan



Garage

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		

Frontage

Large corner plot, lawn and mature shrubs.

Entrance Hallway

Wood effect laminate flooring, ceiling light, power points and radiator.

Bedroom One

Carpeted flooring, double glazed window to side, ceiling light, radiator and power points.

Bedroom Two

Carpeted flooring, radiator, double glazed window to front, ceiling light and power points.

En-Suite

Low flush WC, sink, marble tiled flooring and ceiling light.

Bedroom Three

Carpeted flooring, double glazed window to front, radiator, ceiling light and power points.

Bathroom

Marble tiled flooring, walk in shower, low flush WC, ceiling light, extractor fan, sink, heated towel rail and double glazed window to side.

Kitchen

Double glazed window to side, wood effect laminate flooring, wall and base units, island with breakfast stalls, part tiled walls, spot lights, radiator, power points, double oven and extractor fan, sink and storage cupboard.

Living Area

Wood effect laminate flooring, door to garden, double glazed window to rear, double glazed French doors to garden, radiator, ceiling light and power points.

Garden

Low maintenance, enclosed private rear garden with a patio area.

Driveway

Gravel driveway with parking for multiple vehicles.

Double Garage

Up and over double door, ceiling lights and power points.

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(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.









