



## 15 Ferndale Close

, Nuneaton, CV11 6AQ

Asking Price £250,000



### NO CHAIN

A two bedroomed family detached bungalow, situated in a popular, quiet cul-de-sac location.

Having the benefits of sealed double glazing, gas central heating, five car driveway with detached garage, PVCu fascia boards

This property is ideally located, close to local amenities and accessible for commuting to all major road links such as M69, M1, M6 & A5.



### Recessed Porch 4'1" x 2'0" (1.27 x 0.62)

With Terrazzo tiled flooring.

### Entrance Hall 10'6" x 5'2" (3.21 x 1.58)

With single radiator, obscure glazed door, roof void access and fitted cupboard.

### Bedroom 1 (front) 11'5" x 11'3" (3.50 x 3.45)

PVCu double glazed window and radiator.

### Bedroom 2 (front) 11'3" x 8'11" (3.45 x 2.73)

PVCu double glazed window and radiator.

### Lounge/Dining Room 17'2" x 11'4" (5.25 x 3.47)

With electric fire, radiators and double glazed window.

### Bathroom 8'2" x 8'1" (2.50 x 2.48)

Full suite in white comprising of panel bath with mixer shower, pedestal WHB, low flush WC, ceramic wall tiling, single radiator, obscure double glazed window and airing cupboard off.

### Kitchen/Breakfast Room (rear) 14'0" x 8'10" (4.27 x 2.71)

With double glazed window, composite sink, range of base and wall units (4 base and 4 wall) associated bevelled edge work surfaces, plumbing for washing machine, gas fired central heating boiler, split level electric hob, electric oven, extractor hood (ducted) and obscure double glazed side door.

### Outside

Enclosed rear garden with lawn and patio.

Low maintenance front garden with driveway for 5 cars.

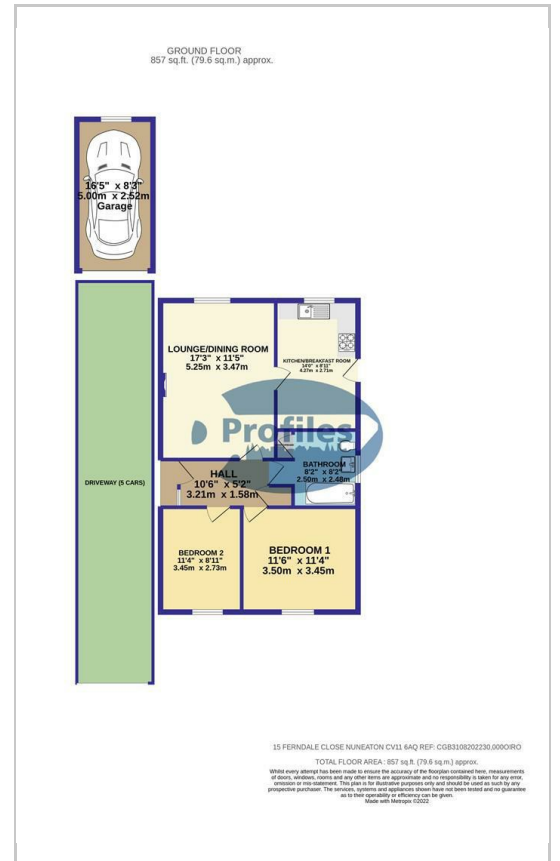
### Detached Garage 16'4" x 8'3" (5.00 x 2.52)

With up and over door, rear window, light and power.

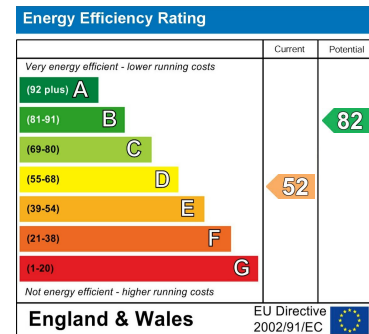
### Area Map



### Floor Plans



### Energy Efficiency Graph



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