

DAVID ROBINSON ESTATES

Barton Road, Osbaston, Nuneaton, Leicestershire CV13 0EU

£925 pcm

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PROPERTY DESCRIPTION

Great Sized House! - Situated in this quiet village location you will find this attractive family home which benefits from accommodation comprising, entrance hall, down stairs wc, lounge, dining room, kitchen, rear lobby, first floor landing, three bedrooms and re-fitted family bathroom. The property benefits from gas fired central heating to radiators, UPVC double glazing with low maintenance garden to the rear and off road parking to the front. Internal viewing comes highly recommended.

POINTS OF INTEREST

- *Mid Town House*
- *Three Bedrooms*
- *Lounge*
- *Dining Room*
- *Kitchen*
- *D/S WC*
- *Family Bathroom*
- *Off Road Parking*











ROOM DESCRIPTIONS

Ground Floor

Entrance Hall
UPVC double glazed door to the side aspect and radiator.

Down Stairs WC
UPVC double glazed window to the front aspect, being fitted with two piece suite comprising, low level wc, hand wash basin and radiator.

Lounge
14' 10" x 10' 1" (4.52m x 3.07m) UPVC double glazed window to the rear aspect and radiator.

Dining Room
12' 3" x 11' 4" (3.73m x 3.45m) UPVC double glazed window to the front aspect and radiator.

Kitchen
11' 4" x 6' 11" (3.45m x 2.11m) UPVC double glazed window to the front aspect, being fitted with a range of wall and base units with free standing cooker, sink/drainer, plumbing fort washing machine.

Rear Hall
UPVC double glazed door to the rear aspect, giving access to the lounge and dining room, also housing the boiler.

First Floor

First Floor Landing
Built in airing cupboard and storage cupboard (plumbing for washing machine).

Bedroom One
11' 6" x 10' 6" (3.51m x 3.20m) UPVC double glazed window to the front aspect and radiator.

Bedroom Two
10' 4" x 10' 6" (3.15m x 3.20m) UPVC double glazed window to the rear aspect and radiator.

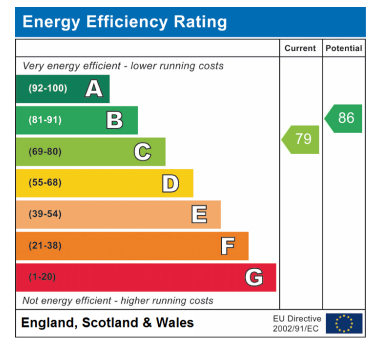
Bedroom Three
8' 11" x 8' 11" (2.72m x 2.72m) UPVC double glazed window to the rear aspect and radiator.

Re-Fitted Family Bathroom
UPVC double glazed window to the rear aspect, being re-fitted with three piece suite comprising, low level wc, hand wash basin, bath with shower over and radiator.

Front Garden
To the front of the property there are low maintenance gardens.

Rear Garden
To the rear of the property there are low maintenance gardens with rear access.

Additional Notes:
Council tax band A (Hinckley & Bosworth District Council)
Standard Brick Construction Tiled Roof
Connected to mains gas/water/electric/sewerage
Multiple Choice for Broadband/phone signal
No flood risks that we are aware of



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