



14 MILFORD STREET NUNEATON, CV10 7EU

£204,950
FREEHOLD

Very well presented and refurbished two bedroom semi detached house available in this central location, close to town, George Eliot hospital and transport links. Having had complete refurbishment the home briefly comprises; Entrance lobby, lounge, separate dining room, fitted kitchen with appliances and underfloor heating, to the first floor is landing, two double bedrooms and luxury bathroom. Externally there is off road parking and rear garden. Viewing strongly advised, available now, no onward chain.



14 MILFORD STREET

- Refurbished Two bedroom House
- Very well presented throughout
- Close to town, hospital and transport links
- Beautiful re fitted kitchen & bathroom
- D/glazed & C/heating
- Separate lounge and dining room
- Off road parking & Garden
- Available with no onward chain
- Viewing advised



Entrance

From double glazed door, minton tiled floor and stairs to first floor.

Lounge

Double glazed bay window to front aspect and part glazed folding doors to;

Dining Room

Double glazed patio doors to garden, under stair storage cupboard and door to;

Kitchen

Double glazed window to side, under floor heating, fitted with a range of soft close eye and base level units with work surfaces over, integral gas hob with oven beneath and extractor above, space for fridge freezer and fitted washing machine and dish washer.

Landing

Doors to;

Bedroom One

Double glazed window to front aspect and large store cupboard.

Bedroom Two

Double glazed window to rear aspect.

Bathroom

Luxury four piece suite comprising low level WC, pedestal wash basin, feature bath and separate shower cubicle with shower.

Externally

To the front is stoned for off road parking and to the rear is a lawned garden and shed.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			88
(81-91) B			
(69-80) C			
(55-68) D	67		
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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