





7 Fleece Lane,
Guide Price £320,000

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NOT YOUR TYPICAL FLOORPLAN! | Built in 2018 By Barratt Homes | Upgraded Fixtures & Fittings Throughout | Additional Living Space On First Floor | Master Bedroom With En-Suite | Covered Garage To Large Bar & Utility Room | BiFolding Doors To The Garden From The Kitchen | Set Over 3 Floors | Viewings Highly Recommended

Floor Area
sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- Fully Upgraded Interior
- Built by Barratt Homes In 2018 (4 Years NHBC Warranty Remain)
- Multiple Living Spaces
- Large Master Bedroom With En-Suite
- Fully Boarded Loft For Additional Storage
- Private Road With Off-Road Parking
- Covered Garage For Bar & Utility Room
- High End Kitchen With Integrated Appliances
- Manicured Garden With Water Feature & Seating Areas
- EPC - B | Council Tax Band - D | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		95
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	