



Because property is personal with...

Glenfield Avenue, Nuneaton

BELVOIR!

£259,500



Key Features

- 3 BED SEMI DETACHED
- HIGHAM LANE SCHOOL CATCHMENT AREA
- LIVING ROOM
- DINING ROOM
- KITCHEN
- DOWNSTAIRS SHOWER/WET ROOM
- EPC rating D
- Freehold





THIS EXTENDED TRADITIONAL 3 BED SEMI DETACHED HOUSE IS LOCATED WITHIN THE HIGHAM LANE SCHOOL CATCHMENT AREA. HAVING A GOOD SIZE REAR GARDEN AS WELL AS OFF ROAD PARKING THE LIVING ACCOMMODATION COMPRISES ENTRANCE HALLWAY, THROUGH LIVING ROOM WITH DINING ROOM, KITCHEN, DOWNSTAIRS SHOWER/WET ROOM PROVIDING WHEELCHAIR ACCESS, 3 BEDROOMS AND FAMILY BATHROOM. HAVING A DETACHED SINGLE GARAGE TO THE REAR AND BEING SOLD WITH NO UPWARDS CHAIN THE PROPERTY HAS UPVC DOUBLE GLAZING THROUGHOUT AND GAS CENTRAL HEATING. PROVIDING A GOOD SIZE FAMILY HOME THE PROPERTY MUST BE VIEWED

In brief the property comprises :-

Entrance Hallway - 3'0" x 3'11" (0.93 x 1.20m) with upvc double glazed main entrance door, heating controller, radiator

Living Room - 12'9" x 10'10" (3.90 x 3.32m) into bay with feature fireplace with gas fire, upvc double glazed window, radiator

Dining Room - 10'1" x 11'10" (3.08 x 3.61m) with radiator, wooden and glazed doors leading through to the kitchen

Under stairs cupboard - 3'0 x 7'7" (0.93 x 2.33m) with the gas and electric meters, mains fuse box, upvc double glazed window

Kitchen - 15'7" x 7'11" (4.76 x 2.43m) with a range of fitted shaker style wall and base units,

inset sink with mixer tap, roll edge worktop, gas hob, electric oven, tiled splashback, extractor, integrated washing machine, space for a fridge freezer, upvc double glazed door to the rear garden, skylight, upvc double glazed windows, cupboard housing the boiler, chrome towel radiator

Shower/Wet room - 5'6" x 8'8" (1.69 x 2.65m) with shower, low level wc, sink, upvc double glazed window, extractor, chrome towel radiator

To the first floor

Landing - 6'3" x 8'8" (1.91 x 2.66m) with upvc double glazed window, loft access

Bedroom 1 - 10'3" x 11'10" (3.14 x 3.62m) with feature original fireplace, cupboard with storage and immersion heater, upvc double glazed window, radiator

Bedroom 2 - 9'7" x 10'10" (2.94 x 3.32m) with feature original fireplace, upvc double glazed window, radiator

Bedroom 3 - 5'8" x 8'9" (1.74 x 2.67m) with upvc double glazed window, radiator

Bathroom - 5'10" x 4'11" (1.79 x 1.52m) with white suite comprising bath with electric shower over, inset sink with vanity unit below, low level wc, upvc double glazed window, extractor, chrome towel radiator, fully tiled

Outside

To the front there is a block paved driveway providing ample parking, mature border,





slabbed driveway to the side leading to the garage, side gate leading to the rear garden

Detached Garage - 8'11" x 18'7" (2.72 x 5.69m)

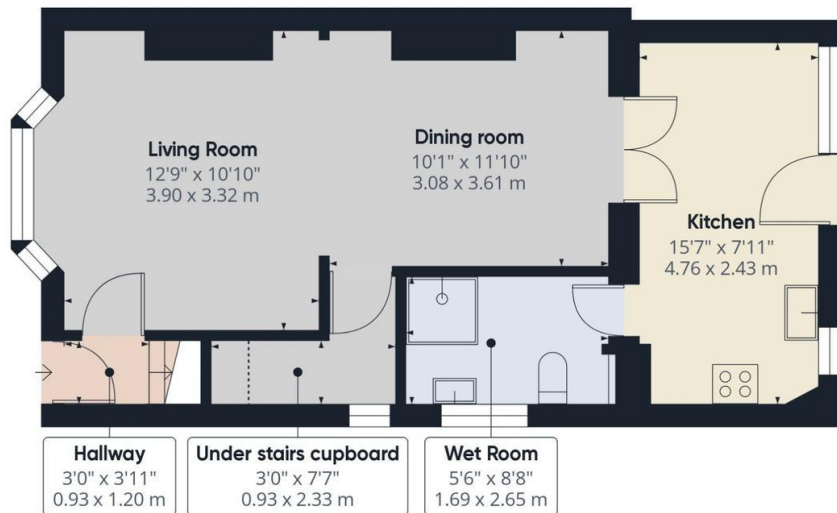
To the rear the delightful lengthy rear garden has slabbed patios, slabbed paths, raised decking patio, lawns, borders, shed

Every care has been taken with the preparation of these particulars, but complete accuracy cannot be guaranteed. If there is any point, which is of importance to you, please obtain professional confirmation. All measurements quoted are approximate. These particulars do not constitute a contract or part of a contract

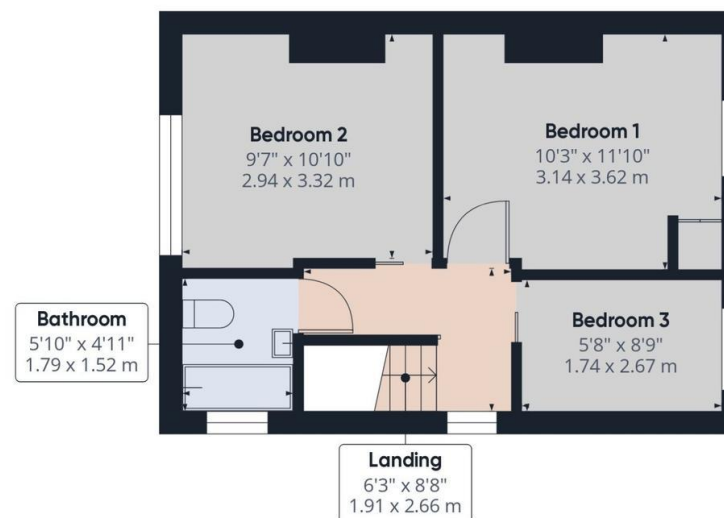




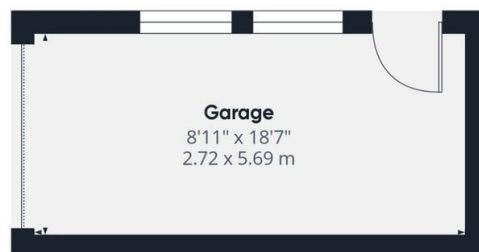




Ground Floor Building 1



Floor 1 Building 1



Ground Floor Building 2

Approximate total area⁽¹⁾

985.75 ft²
91.58 m²

Reduced headroom

4.48 ft²
0.42 m²

(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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