



## 59 Launceston Drive | Nuneaton | CV11 6FT

\*\*\*TUCKED AWAY IN A QUIET CUL DE SAC LOCATION\*\*\*HORESTON GRANGE\*\*\*THREE BEDROOM SEMI DETACHED\*\*\*OFFERED WITH NO OINWARD CHAIN\*\*\* In brief the property comprises; entrance hall, living room, kitchen, three bedrooms and two bathrooms. Generous corner plot to the front with driveway, access to a single garage, and private rear garden. Freehold. Council Tax Banding C. EPC Rating D.

## Asking Price Of £249,950

- Horeston Grange
- Quiet Cul De Sac Location
- Semi Detached
- Three Bedrooms
- Two Bathrooms



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE HALL

Access to the property via glazed panelled wooden framed side door, stairs ascending to the first floor landing, panel radiator, door to;

### LIVING ROOM

14' 4" x 10' 3" (4.37m x 3.12m) With UPVC double glazed window to front aspect, panel radiator, feature fireplace with gas fire, door to;

### KITCHEN

10' 4" x 13' 3" (3.15m x 4.04m) With UPVC double glazed window to rear aspect, UPVC double glazed door leading to the garden. Under stairs storage cupboard, panel radiator. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, integrated electric oven, and four ring gas hob with extractor hood. Plumbing for washing machine, space for fridge. Wall mounted gas central heating boiler. Door to;

### INTEGRAL GARAGE

17' 3" x 8' 3" (5.26m x 2.51m) With UPVC double glazed window to rear aspect, obscure glazed door leading to the garden. Up and over door.

### LANDING

Access to the loft hatch, doors to;

### BEDROOM ONE

11' 9" x 13' 4" (3.58m x 4.06m) With UPVC double glazed windows to

front aspect, panel radiator, cupboard housing hot water cylinder.

### BEDROOM TWO

17' 3" x 8' 3" (5.26m x 2.51m) With UPVC double glazed windows to front and side aspects, panel radiator. Door to walk in wardrobe, door to;

### EN-SUITE

With obscure UPVC double glazed window to rear aspect, corner shower cubicle, low level WC, wash basin, heated chrome towel rail.

### BEDROOM THREE

11' 6" x 6' 7" (3.51m x 2.01m) With UPVC double glazed window to rear aspect, panel radiator.

### BATHROOM

6' 2" x 6' 5" (1.88m x 1.96m) With obscure UPVC double glazed window to rear aspect, white bathroom suite comprising; panelled bath with shower over, low level WC, wash basin, panel radiator.

### OUTSIDE

To the front is a corner front garden with driveway, laid to lawn and well stocked shrubs. Side pathway to side gate leading to the rear garden.

The rear garden has a paved patio area, and is laid to lawn with wooden shed and surrounding fence panels.

### GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Rating D.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus,

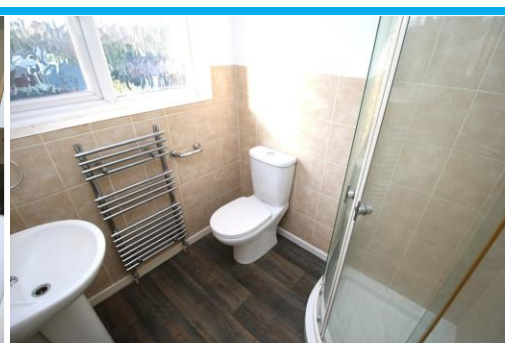
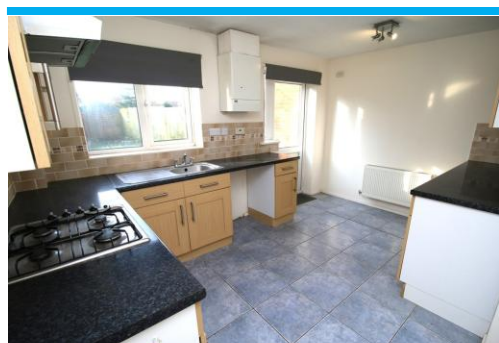


equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

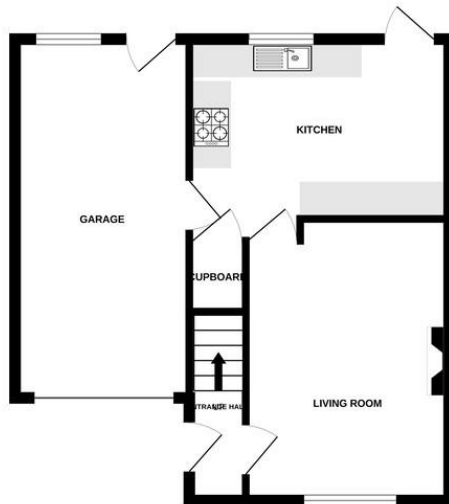
**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

**MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate.

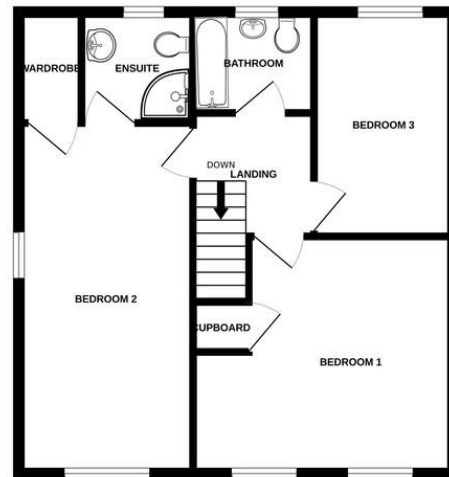
**VIEWING:** by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and 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 are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		