



HOPKINS & DAINTY

ESTATE AGENTS



Julius Way, Nuneaton, CV11 6ZR

£219,995

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL offer this appealing two bedroom semi detached home, with a communal green space/play area nearby. Set on the popular Persimmon Estate at Eaton Place, on the edge of Nuneaton and near to the A5, providing onward travel connections.

The accommodation is accessed via an entrance hall with a guest WC. Having a front lounge and a good size rear kitchen/dining room with integrated appliances and French doors opening onto the garden. On the first floor the landing provides access to both double bedrooms, one of which has fitted wardrobes and the bathroom which has a three piece suite, including an over bath shower. The property has gas central heating, double glazing, front parking and an enclosed rear lawn garden which is South facing. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.

Directions

From Higham Lane, turn into the Persimmon estate at Eaton Place and proceed along Caesar Drive. Take the right turn into Julius Way and proceed almost to the end (just after the park/green space), where the house is located on your right.

Entrance Hall



Accessed via a double glazed entrance door. With stairs rising to the first floor, a radiator and doors leading off.

Guest WC



Two piece suite comprising WC and wash hand basin. With a radiator and double glazed front window.

Lounge 15'1" x 9'2" overall (4.62 x 2.81 overall)



With a radiator, double glazed front window, under stairs storage cupboard and a door to:

Kitchen/Diner 12'7" x 8'0" (3.85 x 2.44)



Spanning the full width of the property, with French doors opening onto the rear garden. Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated dishwasher. Housing for a washing machine and space for a fridge/freezer. Radiator, ceiling spotlights, boiler cupboard housing the wall mounted gas boiler and a double glazed rear window.

First Floor Landing

With doors leading off.

Bedroom 1 12'8" x 8'0" (3.88 x 2.44)



Rear double bedrooms spanning the full width of the property. With a radiator and double glazed window.

Bedroom 2 10'8" x 8'6" (3.26 x 2.61)



Measurements do not include the wardrobes. Front double bedroom with fitted floor to ceiling wardrobes and mirror sliding doors. A further over stairs storage cupboard, radiator and two double glazed front windows.

Bathroom 6'3" x 5'6" (1.91 x 1.70)



Three piece suite comprising bath with a shower over and screen, wash hand basin and WC. Tiled splashbacks, an extractor vent, radiator and double glazed side window.

Front/Parking

At the front of the property there is a driveway providing off road parking. Access to the entrance door and gated side entry to the rear garden.

Rear Garden



South facing rear lawn garden, arranged over two levels with fencing to the boundary.

Service Charge

We understand that this property is subject to an annual service charge in the region of £118. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

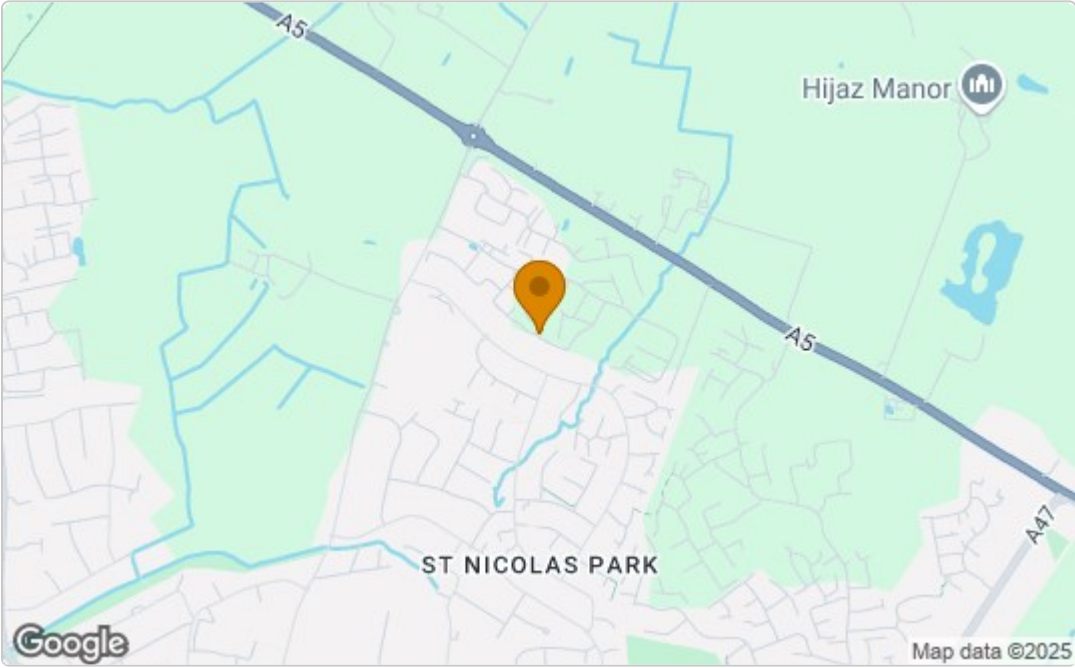
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

Floor Plan

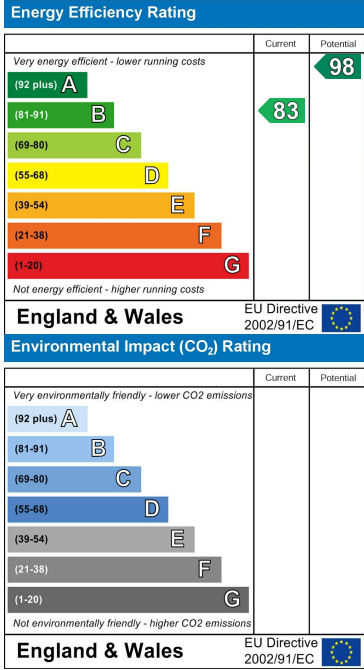


Total area: approx. 57.5 sq. metres (618.9 sq. feet)
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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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