



# HOPKINS & DAINTY

ESTATE AGENTS



**Bramdene Avenue, Nuneaton, CV10 0DL**

**£239,995**

**\*\* OPEN 7 DAYS\*\*** HOPKINS & DAINTY are delighted to offer for sale this well presented three bedroom chalet style semi-detached house located at the end of a No-Through road and sat upon a generous plot. The accommodation has gas central heating and double glazing and has to offer: Entrance hall, downstairs bathroom and open plan lounge/dining room and kitchen with double opening French doors leading out onto the rear garden. To the first floor there are three good sized bedrooms. Outside lots of parking to the front and side and a great rear garden. Viewing is highly recommended.

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. EPC to follow

## Entrance hall

With stairs off to the first floor, door to bathroom and door to:

## Lounge/dining room/kitchen 21'7" x 21'10" (6.6 x 6.68)



Open plan with windows to the front and rear, double opening French doors leading out onto the rear garden, two vertical radiators, wall mounted electric fire.

Kitchen area: Fitted with a range of matching wall and base units, working surfaces with inset one and a half bowl sink unit and drainer, fitted eye level electric oven, fitted electric hob with extractor hood over, appliance space for washing machine, integrated fridge/freezer, laminate flooring.

## Bathroom



Fitted with a vanity unit with inset storage, wash hand basin and W.C with concealed cistern, panelled bath with shower over, tiled walls, heated towel rail, window to the side.

## The first floor

With window to the side.

## Bedroom One 12'11" x 9'11" (3.95 x 3.04)



With window to the front, radiator, fitted wardrobe with matching drawers and over stairs storage.

## Bedroom Two 11'6" x 7'11" (3.51 x 2.43)



With cupboard housing the gas central heating combination boiler, window to the rear, radiator.

## Bedroom Three 8'5" x 7'11" (2.57 x 2.42)



With window to the rear, radiator.

## Outside



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.

The property has a sizeable gravelled frontage together with a driveway to the side providing ample off road parking. Double gates open to provide more parking and access to the fabulous rear garden which has lawn, patio, planted flower beds and a garden shed with power.

## 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

**Ground Floor**

Approx. 44.8 sq. metres (482.4 sq. feet)



**First Floor**

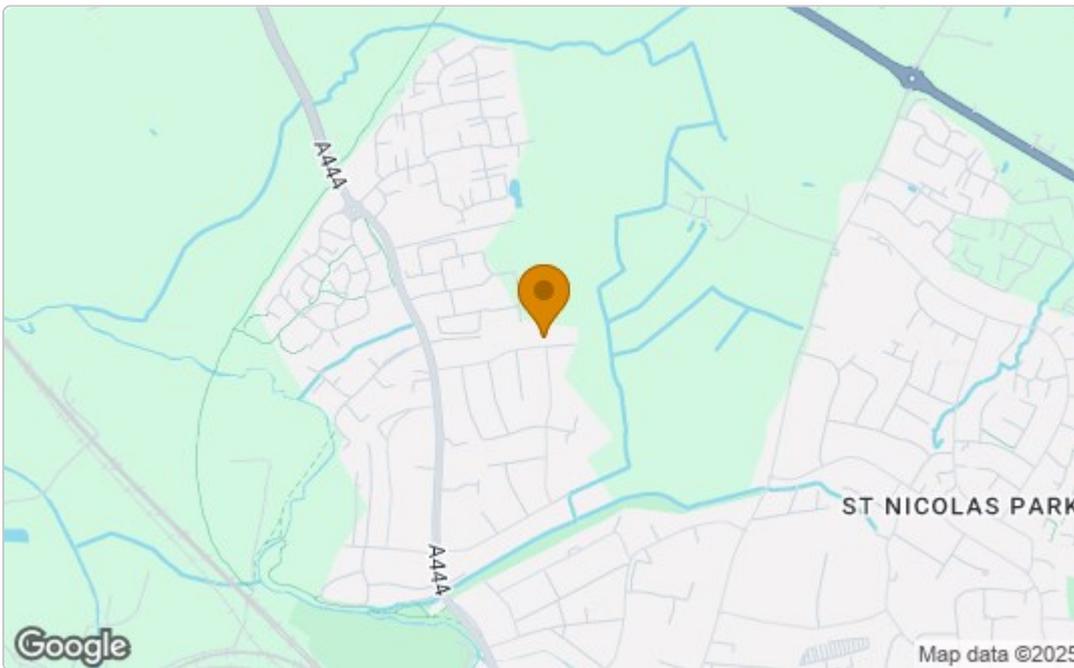
Approx. 33.3 sq. metres (358.9 sq. feet)



Total area: approx. 78.2 sq. metres (841.3 sq. feet)

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Plan produced using PlanUp.

**Area Map**



**Energy Efficiency Graph**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.