



# HOPKINS & DAINTY

ESTATE AGENTS



**Lower Farm Way, Nuneaton, CV10 0FD**

**£315,000**

**\*\*NO UPWARD CHAIN\*\***

OPEN 7 DAYS - HOPKINS & DAINTY offer this well presented FOUR DOUBLE bedroom detached property built approximately 7 years ago by Taylor Wimpey and having accommodation briefly comprising: Entrance hall, downstairs W.C., lounge with double opening doors leading out onto the garden, kitchen/diner with integrated fridge/freezer and dishwasher and a utility room. To the first floor there are four double bedrooms, an ensuite shower room and a bathroom.

Outside there is a garden with lawn and patio and a garage with driveway providing off road parking. Situated in close proximity to local amenities, Nuneaton's bustling town centre, and the A5 with its direct links to the Midlands, this property is more than worthy of an internal viewing.

If you would like to see this home for yourself, feel free to let us know when you are available. We are open 7 days a week.

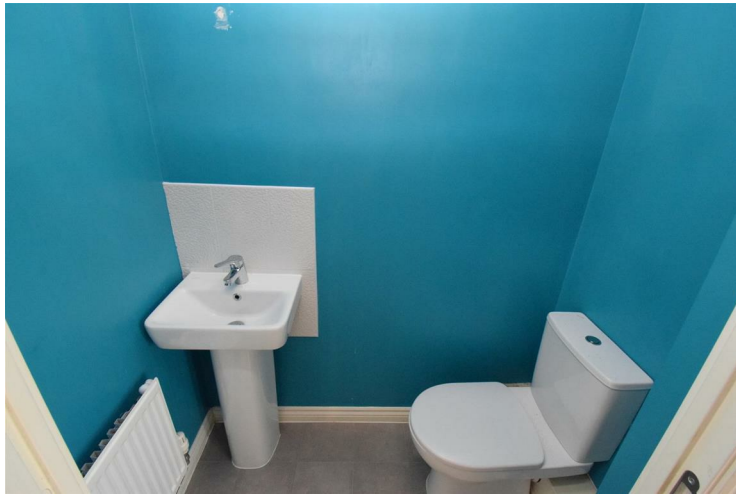
Entrance hall



Kitchen/dining room 11'8" x 9'2" (3.58 x 2.80)



Downstairs W.C



Utility Room



Lounge 19'9" x 11'3" (6.02 x 3.45)



The first floor





Bedroom One 11'6" x 11'1" (3.51 x 3.40)



Bedroom Three 10'0" x 9'9" (3.05 x 2.98)



En-suite shower room



Bedroom Four 10'1" x 8'3" (3.09 x 2.53)



Bedroom Two 11'11" x 9'8" (3.64 x 2.95)



Bathroom



## Outside



### 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

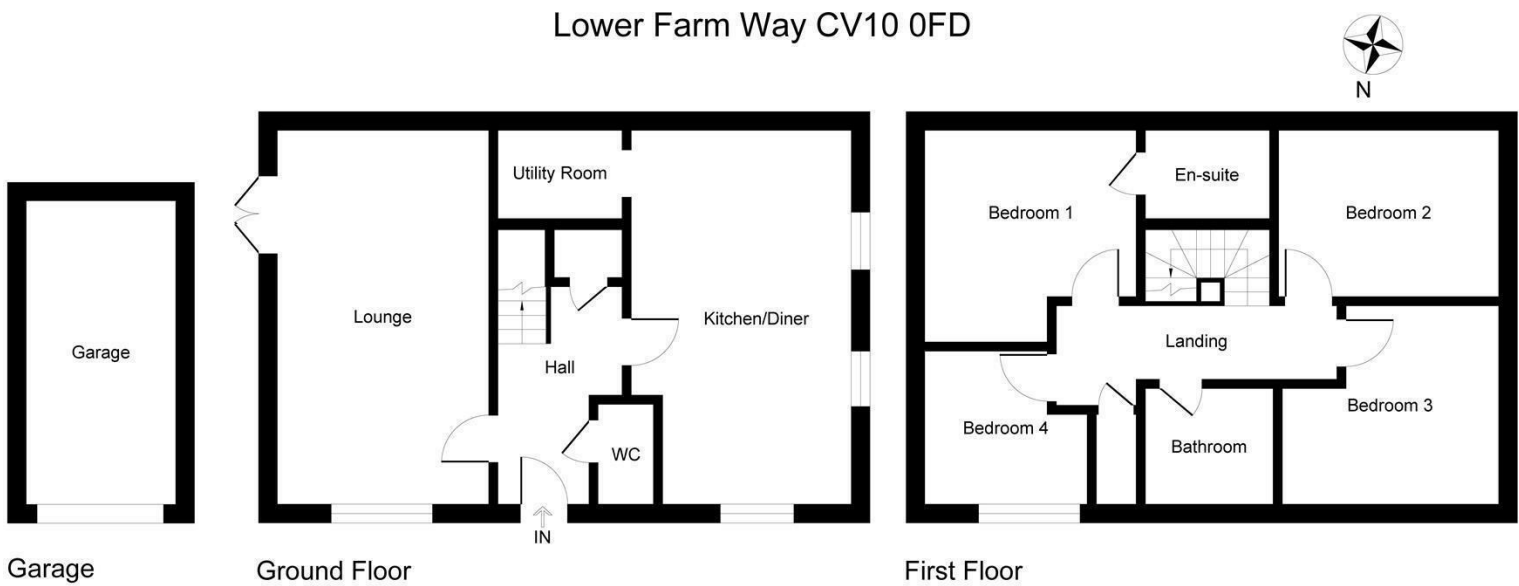
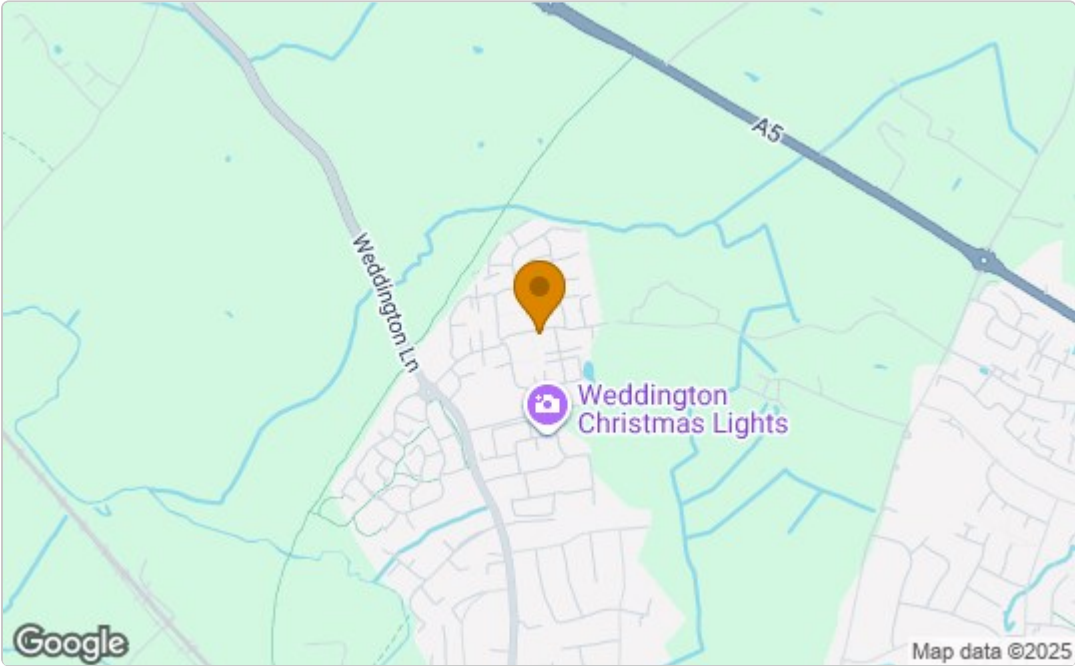
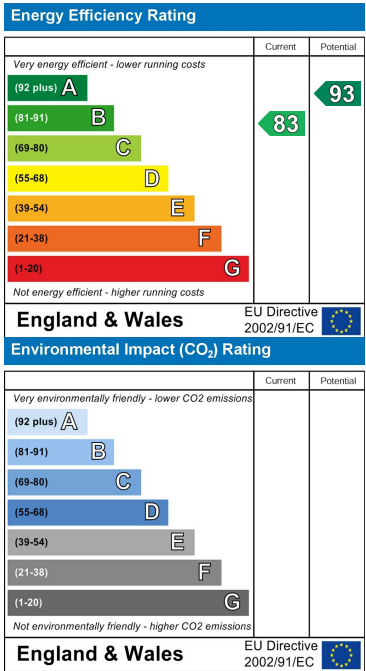


Illustration for identification purposes only, measurements are approximate, not to scale.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.