



50 Golf Drive Whitestone, Nuneaton, CV11 6ND

A perfectly located detached bungalow set well back from the main road. Currently in need of extensive modernisation and full redecoration, the property is an ideal opportunity for anyone looking to downsize and personalise a very well designed and economical home in such a well regarded position. Briefly the property, which is currently arranged as a one bedroom home, includes an enclosed porch and hallway, excellent lounge, kitchen, principal bedroom, bedroom no.2/dining room, bathroom and sun lounge. There are established front and rear gardens and ample off-road parking areas. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Whitestone is a highly favoured residential area just off Lutterworth Road, to the southeast of Nuneaton, within close proximity of Nuneaton Golf Club. Popular with purchasers over many years the local area is especially well served by a number of amenities and various road links including motorways such as the M1, M6 and the M42.

Offers in the region of £225,000

50 Golf Drive

Whitestone, Nuneaton, CV11 6ND



- DELIGHTFULLY LOCATED DETACHED BUNGALOW
- EDGE OF POPULAR DEVELOPMENT
- SEVERAL CAR PARKING AREAS
- CASH BUYERS PREFERRED
- IDEAL PROJECT FOR DOWNSIZERS
- RELATIVELY PRIVATE REAR GARDEN
- CLOSE TO NUNEATON GOLF COURSE
- SOME DOUBLE GLAZING, NO HEATING

ON THE GROUND FLOOR

Porch

9'3" x 2'9" (2.82m x 0.84m)

Hallway

9'2" x 3'6" (2.80m x 1.07m)

Lounge

18'8" x 12'6" max (5.69m x 3.82m max)

Kitchen

12'0" x 7'5" (3.67m x 2.28m)

Bedroom No.1

13'5" x 9'1" min (4.09m x 2.78m min)

Bedroom No.2/Dining Room

11'5" x 9'1" (3.49m x 2.78m)

Sun Lounge

10'5" x 9'10" (3.20m x 3.00m)

Bathroom

6'2" x 5'5" (1.88m x 1.66m)

Narrow Side Driveway

34'3" x 8'8" (10.44m x 2.65m)



[Directions](#)



Floor Plan

GROUND FLOOR



Measurements are approximate. Not to scale. Illustrative purposes only
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			82
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		20	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	