

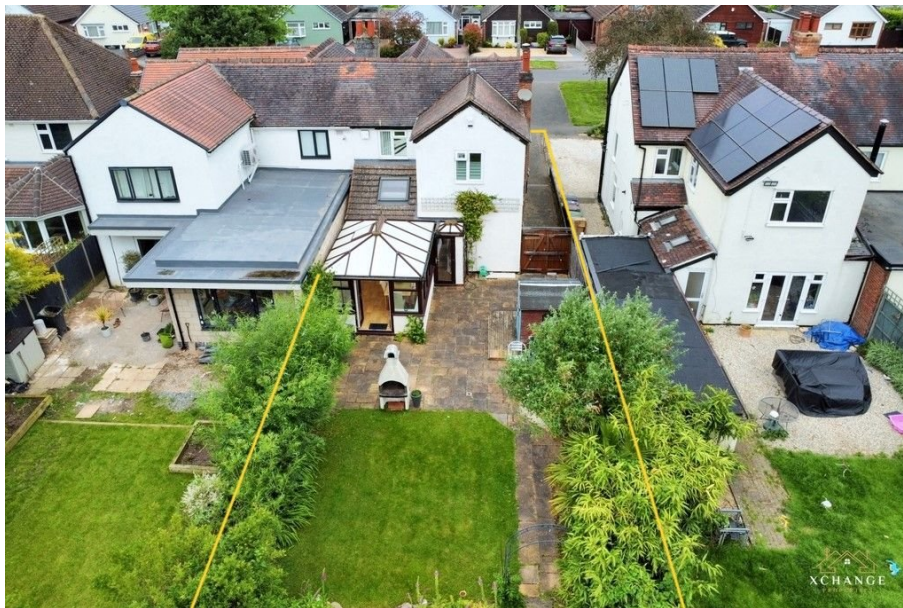


*A Unique Approach To
Selling Homes.*

97 Golf Drive

Offers Over £325,000

3 2 2



Seller's Story

"One of the main reasons I bought the house was for its large well established garden. The trees and shrubs provide a private space to relax and unwind.

My favourite room in the house is the large open plan kitchen dining room with its recently installed multifuel log fire and Velux window which fills the room with light.

The house has great off road parking and is set back from the road so traffic noise is not an issue.

The house has a condensing boiler fitted recently aswell as a multifuel log burner and professionally installed alarm system."

Property Description

Have you been looking for a deceptively spacious property near the Nuneaton Golf Course? Look no further!

Xchange Properties are proud to bring this BEAUTIFUL 3/4-bedroom semi-detached property to the market.

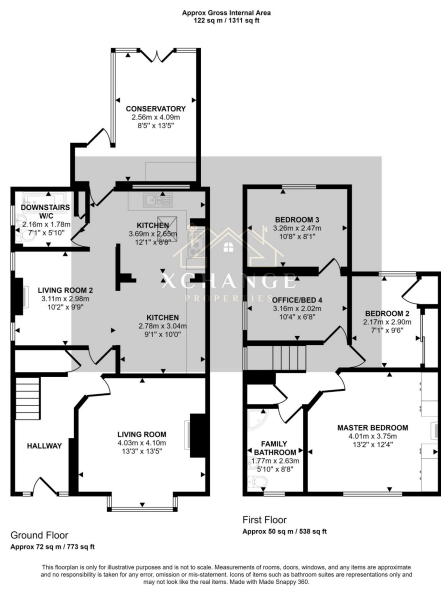
This incredible property offers a large driveway to the front, with enough space to fit 3 cars, and plenty of room for off-road parking also!

This charming semi-detached house in the classic style is located near the Nuneaton Golf Course in a residential area that is highly acclaimed and in high demand.

It is highly advised that you take a look inside this house, which offers significantly upgraded and especially well maintained family accommodation with gas fired central heating, upvc sealed unit double glazing, not to mention a dual-fueled log burner which is fantastic for those winter nights!

The rear garden is absolutely beautiful, with a large patio area and a dining patio within close proximity to the conservatory. This garden is perfect for those summer days and evenings, spending time with family and friends.





- Semi Detached Property
- Extended
- Stunningly Presented
- Central Heating
- Off Road Parking
- Three/Four Bedrooms
- Prestige Location
- Double Glazed
- Viewings Are Recommended
- Generous Rear Garden With Outbuildings



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D		
(39-54) E	54	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	