





21 Foxhills Close

Guide Price £320,000

 3  1

Superb and Beautifully Presented Detached Family Home | Located in a Highly Sought-After Area | Three Stylish Bedrooms | Extensive Driveway with Ample Parking for Several Vehicles | Private and Delightful South-Facing Rear Garden | Viewing is Essential to Appreciate the Full Charm of This Impressive Home

Floor Area

1152 sq. ft.

Tenure

Freehold

Service Charge

£ per annum

Ground Rent

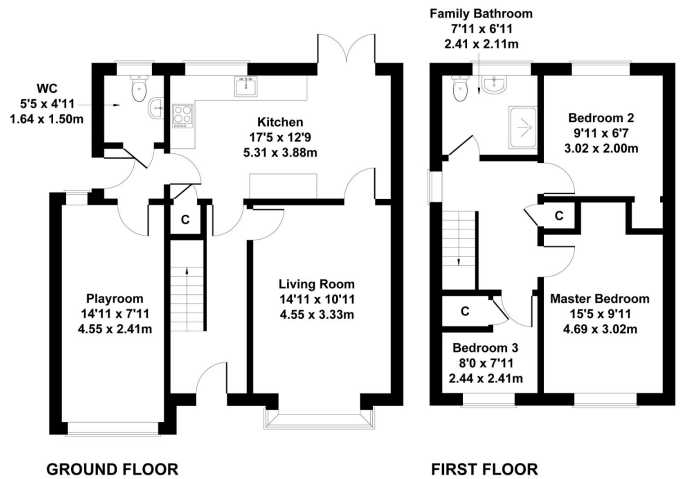
£ per annum

- Beautifully presented detached family home
- Situated in a highly sought-after cul-de-sac location
- Easy reach of open countryside and Nuneaton Golf Club
- Convenient access to Nuneaton's town centre and excellent commuter links
- Extensive driveway providing parking for several cars
- Meticulously maintained by current owners
- Private and enclosed south-facing rear garden
- Excellent schools nearby, including Whitestone Infant School with an "Outstanding" Ofsted rating
- Features gas-fired central heating with a newly installed Baxi boiler (7-year warranty)
- EPC - D | Council Tax Band - D | Nuneaton & Bedworth Council |



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Approximate Gross Internal Area
1098 sq ft - 102 sq m



Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	