



Station Road, Nuneaton, CV13 6AG

**Loveitts**

PART OF | SHELDON BOSLEY KNIGHT



# Property Description

This extended semi detached bungalow is located in the highly sought after village of Higham On The Hill offering spacious accommodation throughout which in brief comprises entrance hall with storage cupboard housing a Baxi combination boiler and a further cloaks cupboard. Spacious extended lounge/dining room having a brick built fire place with incorporated electric fire. The extended kitchen has a range of oak style units with integrated electric hob with canopy extractor hood above and electric oven beneath.

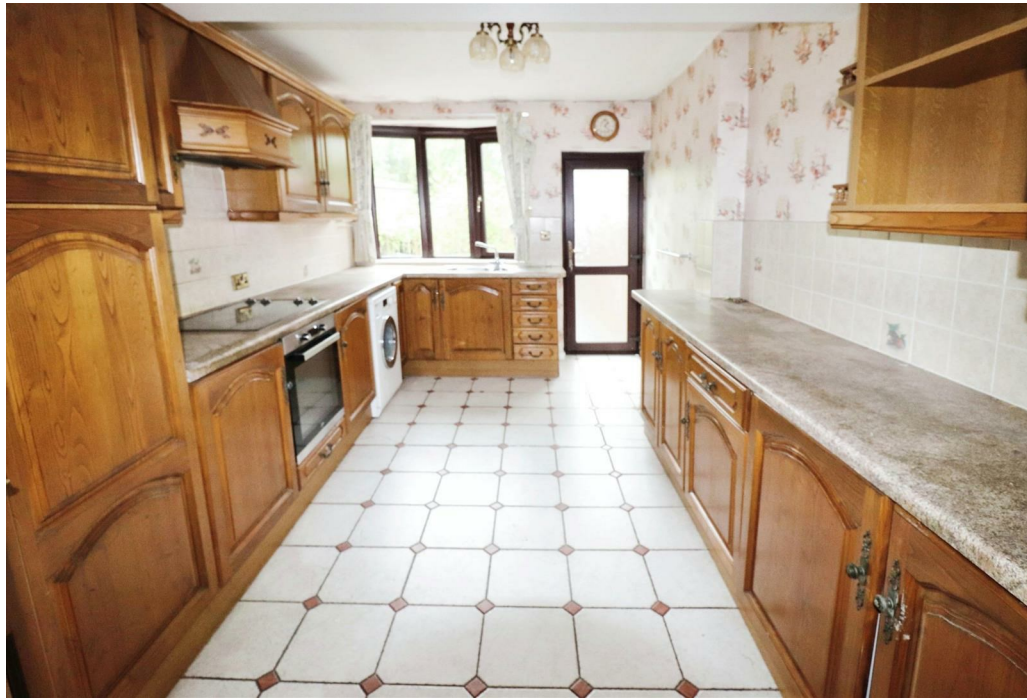
Two bedrooms both having fitted wardrobes and a bathroom which has a white coloured panelled bath with shower unit above, hand wash basin and a low level W.C. The property also benefits from gas central heating and PVCu double glazing.

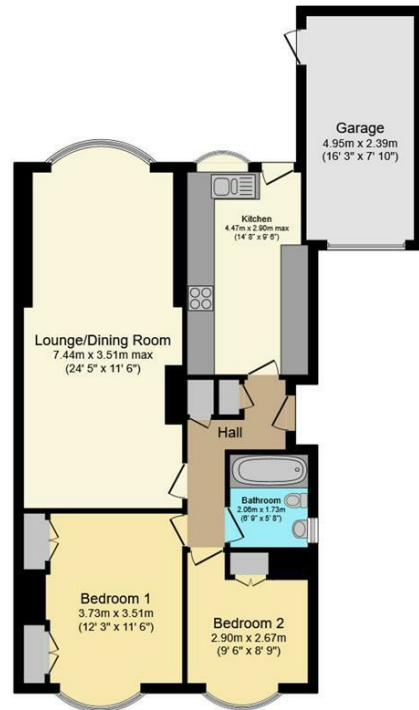
Outside the front garden is laid to lawn with tarmacadam driveway to the side elevation leading to a brick built garage. The enclosed rear garden is laid to lawn with a paved patio, timber shed, green house and planted with shrubs and trees to the borders.

The property requires some modernisation and is also being offered for sale with no upward chain.









### Floor Plan

Floor area 84.3 m<sup>2</sup> (907 sq.ft.)

TOTAL: 84.3 m<sup>2</sup> (907 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Key Features

- Extended Semi Detached Bungalow
- Sought After Village Location
- Extended Lounge/Dining Room
- Extended Kitchen
- Two Bedrooms
- Bathroom
- GFCH & PVCu Double Glazing
- Front & Rear Gardens
- Driveway And Garage
- No Upward Chain

**O.I.R.O**  
**£200,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - B

Local Authority -

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