



**Connells**

Hilary Bevins Close  
Higham-On-The-Hill Nuneaton

# Hilary Bevins Close Higham-On-The-Hill Nuneaton CV13 6AQ

for sale offers in excess of  
**£260,000**



## Property Description

Stunning three bedroom, three storey town house located in the highly sought after village of Higham on the Hill.

Briefly comprising of entrance hall, cloakroom, lounge, kitchen/diner, two double bedrooms to the first floor and a family bathroom. To the second floor is an impressive master bedroom with en-suite. To the outside is a fully enclosed rear garden with patio and laid to lawn areas with parking for two vehicles to the front of the property. Viewing is essential to truly appreciate this property.

## Entrance Hallway

5' x 4' 6" ( 1.52m x 1.37m )

Radiator, door to the lounge and a further door to the guest WC.

## Cloakroom

5' 1" x 3' 3" ( 1.55m x 0.99m )

Radiator, WC and a pedestal wash hand basin.

## Lounge

14' 10" x 12' 4" ( 4.52m x 3.76m )

Double glazed bay window to front aspect, radiators, carpet flooring, under stairs storage cupboard door to the inner hallway.

## Kitchen/Diner

15' 6" x 10' 5" ( 4.72m x 3.17m )

Vinyl wooden effect flooring, double glazed french doors leading to rear garden, double

glazed window to rear aspect, radiator, range of fitted wall and base units, plumbing dishwasher and washing machine, stainless steel sink with drainer, mid level oven, separate hob with extractor hood.

## First Floor Landing

9' 8" x 6' 5" ( 2.95m x 1.96m )

Access to first floor accommodation comprising two bedrooms and the family bathroom.

## Bedroom Two

13' 6" x 8' 9" ( 4.11m x 2.67m )

Double glazed window to rear elevation and gas radiator central heating.

## Bedroom Three

11' 11" x 8' 9" ( 3.63m x 2.67m )

Double glazed window to front and gas radiator central heating.

## Bathroom

8' x 6' 5" ( 2.44m x 1.96m )

Comprising bath, wash hand basin and WC, extractor fan and towel radiator. Window to rear elevation.

## Second Floor Landing

Access to loft space, Master bedroom and en-suite.

## Bedroom One (Master)

20' 1" x 15' 7" ( 6.12m x 4.75m )

Third floor spacious master suite, with double glazed windows to both front and rear aspects, fitted wardrobes, radiator.

### En-Suite Shower Room

8' x 3' 11" ( 2.44m x 1.19m )

Comprising walk-in shower, wash hand basin and WC.

### To The Outside

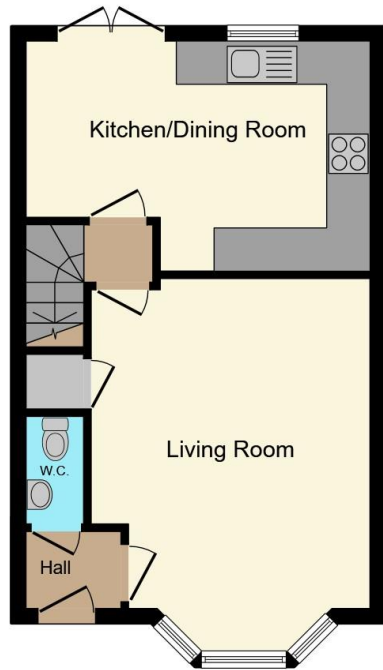
The rear garden is laid to lawn with patio area and fully enclosed.

To the front of the property is parking for two vehicles.

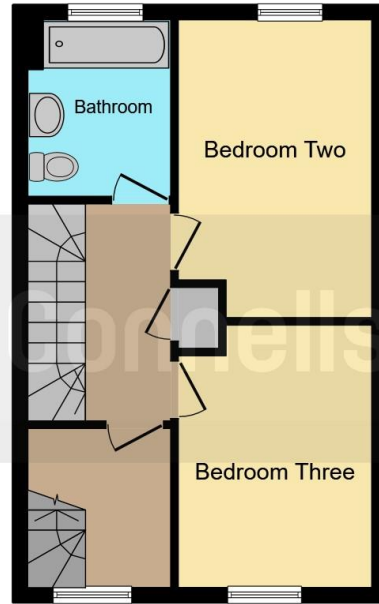




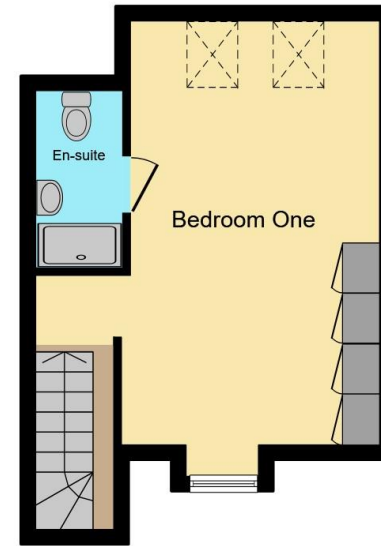




**Ground Floor**



**First Floor**



**Second Floor**

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 orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form 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.focalagent.com](http://www.focalagent.com)

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**EPC Rating: B**

Tenure: Freehold

**view this property online [connells.co.uk/Property/HIN312652](http://connells.co.uk/Property/HIN312652)**



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