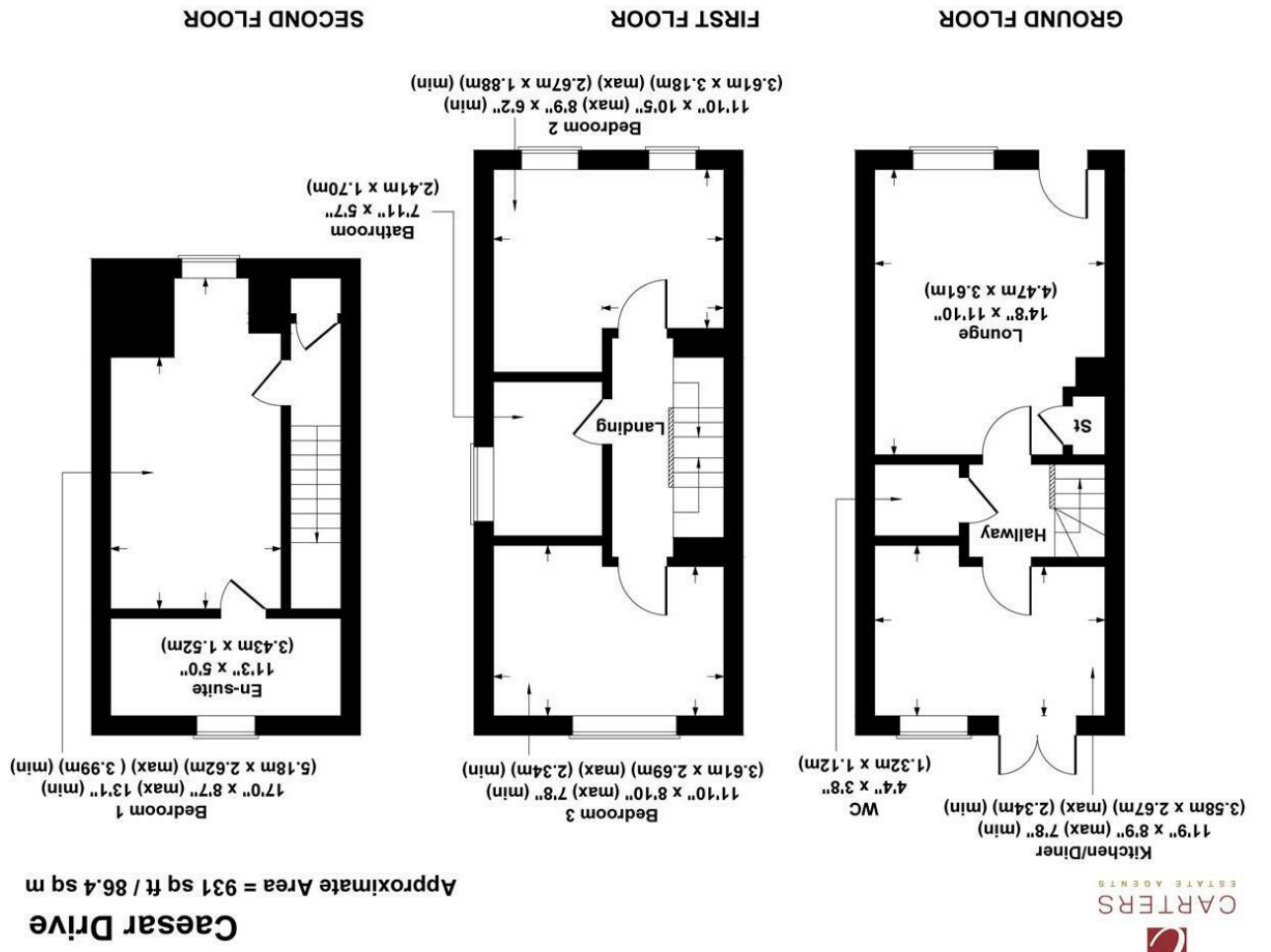


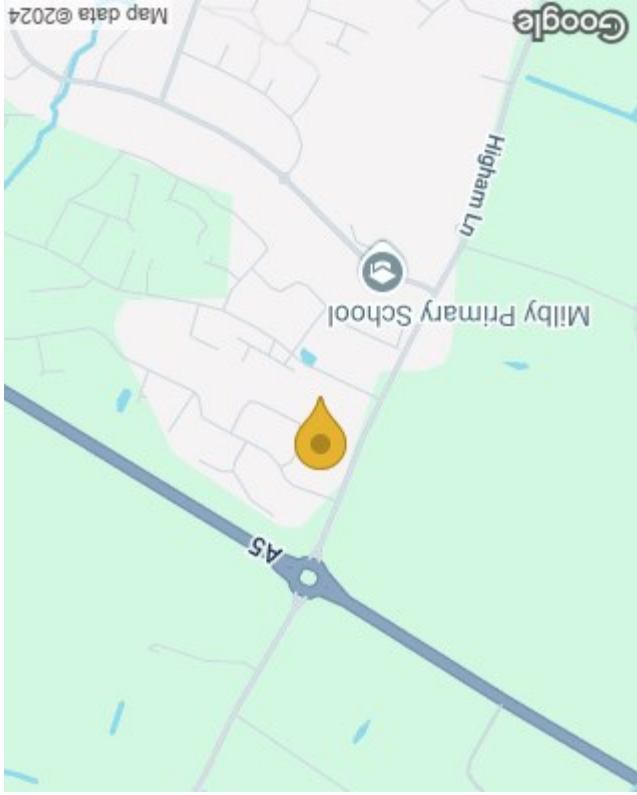
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves, whilst believed to be accurate as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863  
 if you wish to arrange a viewing appointment for this property or require further information.

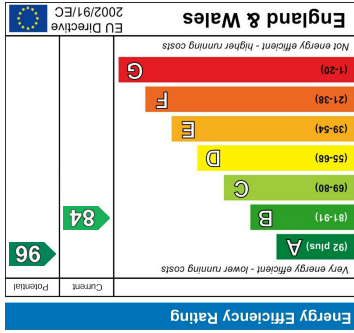
Not to Scale. Produced by The Plan Portal 2024  
 For Illustrative Purposes Only.



Floor Plan



Energy Efficiency Graph



Area Map



16 Caesar Drive  
 Nuneaton, CV11 6ZD  
 Offers Over £265,000

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 COUNCIL TAX BAND

## 16 Caesar Drive

Nuneaton, CV11 6ZD

Presenting this superbly presented three-bedroom, three-storey property nestled within the delightful Eaton Place development, just off Higham Lane. The property is the epitome of a perfect first-time buy or ideal family home that must be seen to be truly appreciated.

The property boasts numerous extras and upgrades from its original state, with tasteful and stylish decorations throughout. Additional features include a double driveway to the front, double glazing, and gas central heating and a stunning principal bedroom, enhancing your living comfort.

Upon entering, you're greeted by the delightful living room with access to the rear of the property. The super kitchen-dining room showcases a matching range of sleek grey wall and base units, complemented by integrated appliances including an oven, gas hob, extractor hood, and dishwasher. French doors open to the garden, adding a seamless connection to outdoor living. The staircase sits central to the property, with a convenient guest clock completing the downstairs accommodation.

The first floor reveals two spacious double bedrooms, one thoughtfully equipped with fitted



wardrobes, while the other serves as an ideal home office. A modern family-size bathroom, featuring a crisp white three-piece suite completes the first floor.

Ascending to the second floor, you'll find a stunning bedroom suite, boasting a dressing area, two skylight windows with pleasant views to both the front and rear, and a modern en-suite with a mains shower.

To the front, a driveway offers parking space for two cars, while the rear hosts a modern paved patio leading to a generous, well-maintained lawn and decking area.

This property is a testament to meticulous care and thoughtful design, showcasing the epitome of modern family living. Don't miss the chance to make it your own. Viewing is highly recommended.

