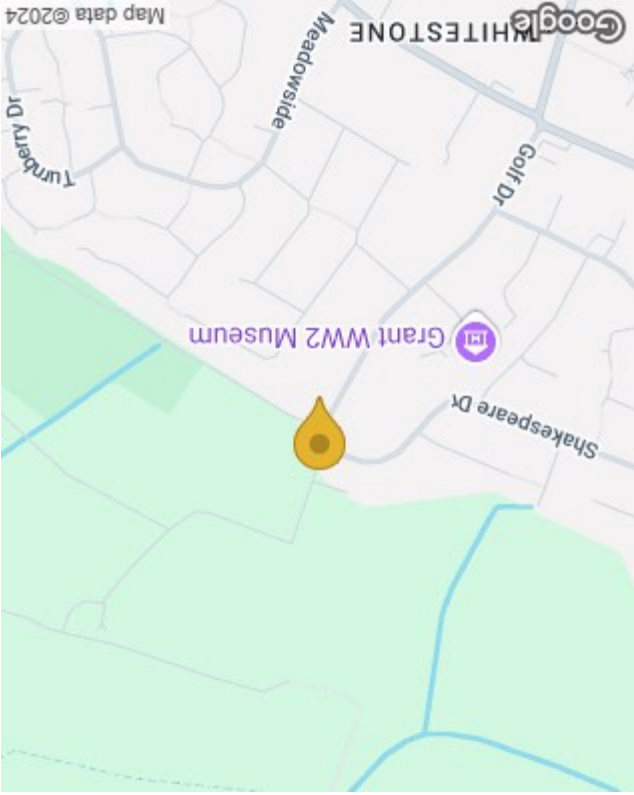


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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

Energy Efficiency Graph



Area Map

Golf Drive
 Approximate Area = 743 sq ft / 69.0 sq m

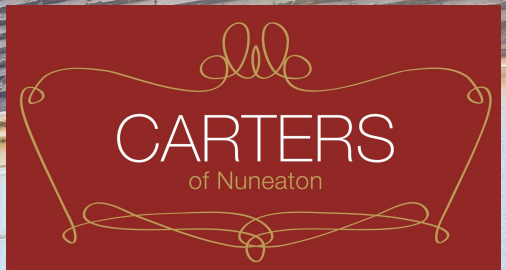
GROUND FLOOR
 Kitchen/Dining Room (4.78m x 3.81m)
 Lounge
 WC
 Porch

FIRST FLOOR
 Bedroom 1 (4.39m x 3.96m) (max) (1.55m) (min)
 14'5" x 13'0" (max) 5'1" (min)
 Landing
 Bedroom 2 (3.00m x 2.82m)
 9'10" x 9'3"
 Bathroom (1.93m x 1.80m)
 6'4" x 5'11"

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

CARTERS ESTATE AGENTS

Floor Plan



85 Golf Drive
 Nuneaton, CV11 6ND
 Asking Price £250,000

2 1 1 D

85 Golf Drive
Nuneaton, CV11 6ND

This charming home offers an ideal opportunity for first-time buyers, young families, or those looking to downsize. Conveniently located in a highly sought after area near local shops, it also provides excellent road links to and from Nuneaton.

The property has undergone significant improvements in recent years, including a ground-floor reconfiguration that extends the living space. This includes a stunning open-plan area at the rear, featuring a newly installed modern kitchen and a spacious dining room. Additionally, the majority of the windows and external doors have been replaced, and a new roof was added within the last five years. Upstairs, a new bathroom suite has been installed, enhancing the home's contemporary appeal.

There is potential to further increase the property's value by reconfiguring the upstairs layout to create a third bedroom, should the new owner desire.

Upon entering the property, a convenient entrance hall leads to a spacious lounge with a feature bay window that fills the space with natural light. Double doors open to the show-stopping kitchen/dining room, where an intelligently designed downstairs WC has been incorporated under



the stairs. The kitchen itself is well-appointed, boasting integrated appliances, including a dishwasher, oven, and ceramic hob with extractor. A freestanding American-style fridge freezer is also present. French doors provide access to the garden, creating an effortless flow between indoor and outdoor living spaces.

Upstairs, there are two generously sized bedrooms. The principal bedroom features two windows and fitted furniture, offering plenty of space and storage. The modern family bathroom has been recently updated and includes sleek tiling and a three-piece white suite, complete with a mains shower over the bath.

