



11 George Fox Lane, Fenny Drayton, Nuneaton, CV13 6BE  
£380,000

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hands



# 11 George Fox Lane

Fenny Drayton, Nuneaton

- Detached Bungalow
- Three Bedrooms
- Living Room
- Kitchen
- Dining Room
- Conservatory
- Garden
- Garage & Driveway
- EPC D (56)
- Council Tax Band E

In need of renovation, this three bedroom Detached Bungalow is situated in a sought after location in Fenny Drayton. The accommodation features: entrance hall, lounge, kitchen, dining room, shower room, bathroom, conservatory, three bedrooms, garden to front & rear, garage & driveway. The property is offered with no onward chain.





**Entrance Hall**

Door to front, doors to lounge, kitchen, bedrooms and bathroom.

**Lounge**

Double glazed bay window to front, TV point, fire place, radiator.

**Kitchen**

Range of wall and base unit cupboards & drawers, one and a quarter bowl stainless steel sink with mixer tap, integrated four ring electric hob with cooker hood, integrated electric oven and microwave, breakfast bar, window and door to conservatory.

**Dining Room**

Double glazed window to side, door to shower room, door to bedroom and door to garage, radiator.

**Shower room**

Shower cubicle with mains shower, low level WC, heated towel rail.

**Bathroom**

Opaque double glazed window, panelled bath, shower cubicle, low level WC, wash hand basin, heated towel rail.





**Bedroom 1**

Double glazed window to front, radiator.

**Bedroom 2**

Double glazed window to rear, radiator.

**Bedroom 3**

Double glazed window to rear, radiator.

**Conservatory**

Double glazed windows to rear and side, radiator, doors to rear garden.

**Garage**

Up & over door to front, door to rear.

**Garden**

Large garden to front and rear, well stocked with plants bushes and mature trees.

**Tenure**

We believe the property is freehold.



## Ground Floor

Approx. 123.3 sq. metres (1327.3 sq. feet)



Total area: approx. 123.3 sq. metres (1327.3 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

### Money Laundering

We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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The logo for Cartwright Hands is a rounded rectangle divided into two horizontal sections. The top section is red with the word 'cartwright' in white lowercase letters. The bottom section is dark blue with the word 'hands' in white lowercase letters.

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.