

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

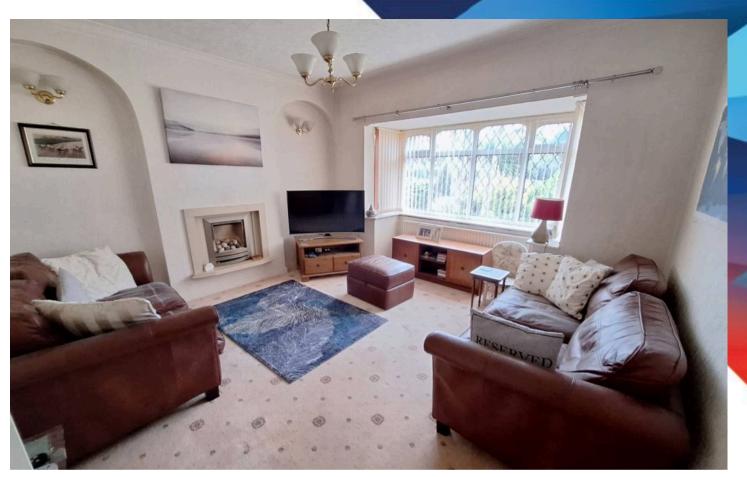
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11 George Fox Lane

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.







Approx. 123.3 sq. metres (1327.3 sq. feet) Bedroom 4.00m x 2.68m (13'1" x 8'10") Conservatory 3.98m (13'1") max x 5.67m (18'7") Dining Room 3.01m x 2.85m (9'11" x 9'4") Bedroom Kitchen 3.49m (11'5") x 3.93m (12'11") max 3.49m x 3.02m (11'5" x 9'11") Bedroom 3.64m x 3.17m (11'11" x 10'5") Garage 5.06m x 2.97m (16'7" x 9'9") Lounge 3.64m (11'11") plus bay x 4.07m (13'4") Hall

Ground Floor

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.

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Telephone: 02476 350 700

Email: sales@cartwrighthands.co.uk 59 Coton Road, Nuneaton, CV11 5TS

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