



HOPKINS & DAINTY

ESTATE AGENTS



Basset Close, Nuneaton, CV11 6XP

£253,000

****OPEN 7 DAYS**** HOPKINS & DAINTY of TICKNALL are delighted to offer for sale this three bedroom semi-detached house located on the highly sought-after Royal Park development. In brief the gas centrally heated and double glazed accommodation has to offer: Entrance hall, downstairs W.C, lounge and kitchen/diner with double opening French doors leading out onto the rear garden. To the first floor there are three bedrooms, bedroom one having an en-suite shower room plus there is a family bathroom to service bedrooms two and three. Outside to the front there is side by side off road parking for two vehicles with an enclosed garden to the rear. If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week. EPC to follow.

Entrance Hall

With radiator, door to:

Downstairs W.C



With W.C., pedestal wash hand with tiled splashback, radiator.

Lounge 15'10" max x 13'4" (4.83 max x 4.08)



With stairs off to the first floor, window to the front, radiator, door to:

Kitchen/Diner 11'3" max x 15'7" (3.43 max x 4.75)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashbacks, inset one and a half bowl stainless steel sink unit and drainer, fitted electric oven with a gas hob and extractor hood over, appliance space for fridge/freezer and washing machine, double opening French doors to the rear, radiator, spotlights to the ceiling.

Bedroom One 11'5" x 8'1" (3.48 x 2.48)



With radiator, window to the rear, built in cupboard, built in wardrobe.

En-Suite shower room



With W.C., pedestal wash hand basin, shower cubicle, radiator, tiled flooring, partially tiled walls.

Bedroom two 10'0" x 8'6" (3.06 x 2.60)



With window to the front, radiator.

Bedroom three 6'9" x 6'9" (2.08 x 2.06)



With window to the front, radiator.

Bathroom



With panelled bath, W.C., pedestal wash hand basin, partially tiled walls, radiator.

Outside



To the front of the property there is allocated off road parking for two side by side car parking spaces. Gated side access leads to the rear garden which has patio and lawn.

Draft Sales Details

These sales details have been submitted to our clients and are awaiting approval by them - they are distributed on this basis and are subject to change.

Important Information

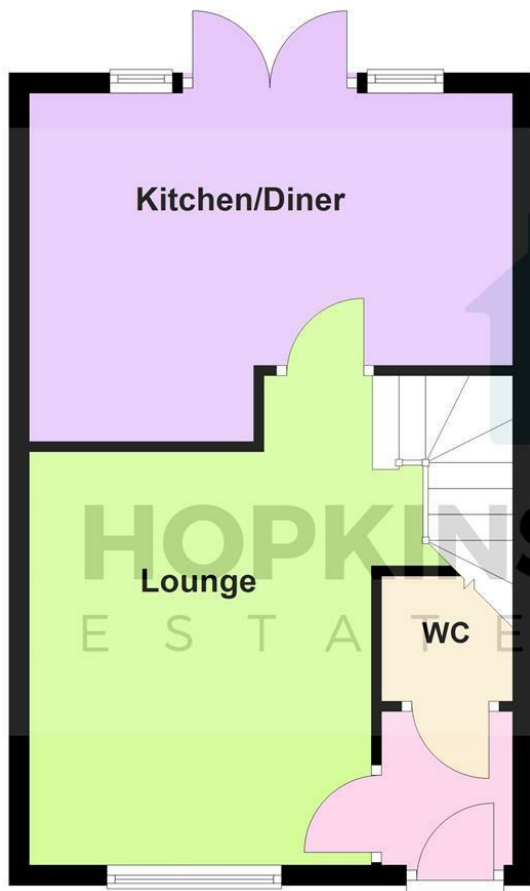
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from

the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.

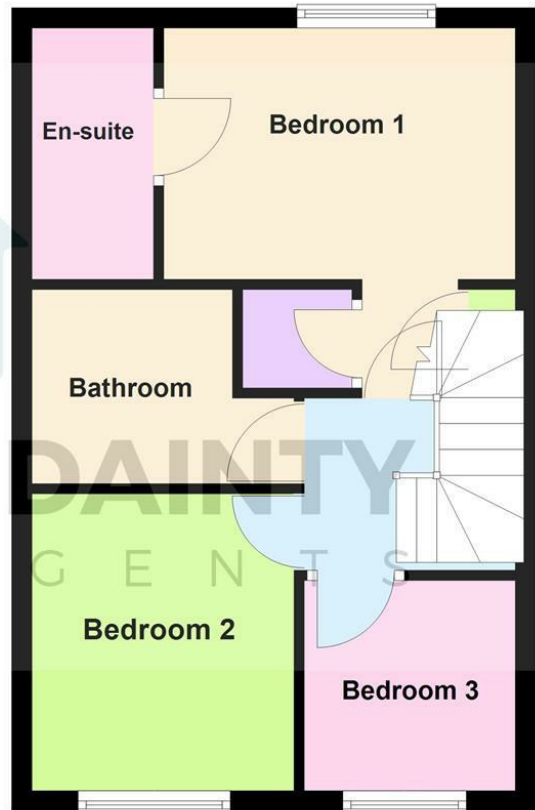
Estate maintenance charge

We understand that properties on this estate are subject to an annual estate maintenance charge in the region of £125.00 per annum. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

Ground Floor

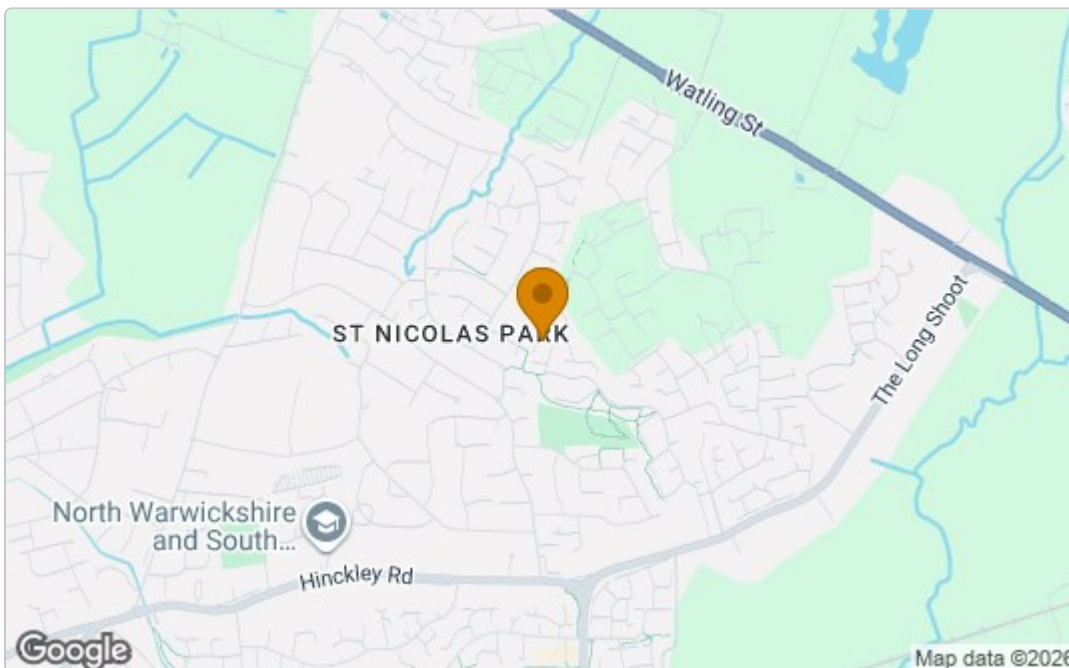


First Floor



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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			96
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
EU Directive 2002/91/EC			
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC			

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.