



48 Station Road

Higham-On-The-Hill, Nuneaton, CV13 6AG

Offers In The Region Of £279,000

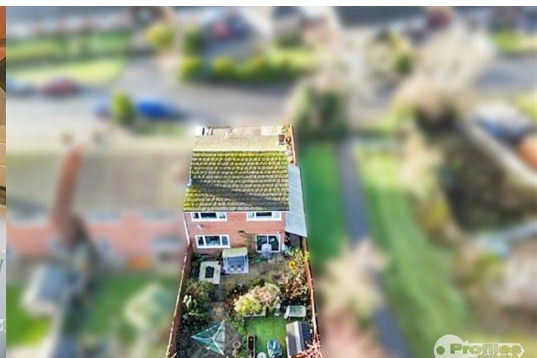


NO CHAIN, NEWLY REDUCED! An extended and generously proportioned three/ four bedroom semi-detached home, ideally situated in a picturesque village location.

The property benefits from gas central heating via a combination boiler, PVCu double-glazed windows, cavity wall insulation, a water meter, and low-maintenance PVCu fascia and soffits, open plan lounge/ dining room, family room /bedroom 4, country style breakfast kitchen (with solid oak doors), 3 bedrooms and bathroom with shower and open side aspect.

Perfectly positioned and ideally located within a picturesque village, this property offers convenient access to major road links including the A5, M69, M1 and M6.

NO CHAIN



Recessed porch. 3'0" x 2'9". (0.92 x 0.85.)
 Outside light point.

Reception hall. 16'1" (max) x 11'3" (max) (4.92 (max) x 3.45 (max))
 Staircase with quarter landing, understairs cupboard, ceramic tiled floor, radiator and obscure PVCu double glazed door.

Guest cloakroom (front). 6'1" x 2'6" (1.86 x 0.77)
 Suite in white, wash hand basin, low flush wc, ceramic tiled floor and obscure PVCu double glazed window.

Extended breakfast kitchen (front). 16'7" (max) x 9'1" (max). (5.08 (max) x 2.78 (max).)
 Stainless sink, range of base and wall units (10 base and 8 wall), larder cupboard, associated work surfaces, split level gas hob, electric (fan assisted) oven, integrated fridge and freezer, extractor hood, plumbing for a washing machine, PVCu double glazed window, obscure PVCu double glazed side door and radiator.

Family room (front). 11'8" x 7'6". (3.58 x 2.31.)
 PVCu double glazed window, laminate floor and radiator.

Spacious lounge/ dining room (rear). 21'0" (max) x 13'1" (max). (6.42 (max) x 3.99 (max).)
 White anodised double glazed sliding patio doors. PVCu double glazed window and radiators.

First floor landing. 10'1" (max) x 8'11" (max). (3.09 (max) x 2.73 (max).)
 Linen cupboard with a wall mounted gas fired combination boiler (Worcester Junior 28i), and roof void access hatch leading to a partially boarded roof void via retractable aluminium ladder.

Bedroom 1 (rear). 14'0" (min) x 10'2". (4.28 (min) x 3.12.)
 Fitted double wardrobe, twin single wardrobes, twin bed base units, radiator and PVCu double glazed window.

Bedroom 2 (rear). 10'9" x 10'8". (3.28 x 3.27.)
 PVCu double glazed window, radiator, fitted double wardrobe with full length sliding mirrored doors, further 3/4 double wardrobe with integrated base drawers.

Bedroom 3 (front). 10'4" x 6'11". (3.17 x 2.13.)
 PVCu double glazed window, radiator and fitted double wardrobe with mirrored doors.

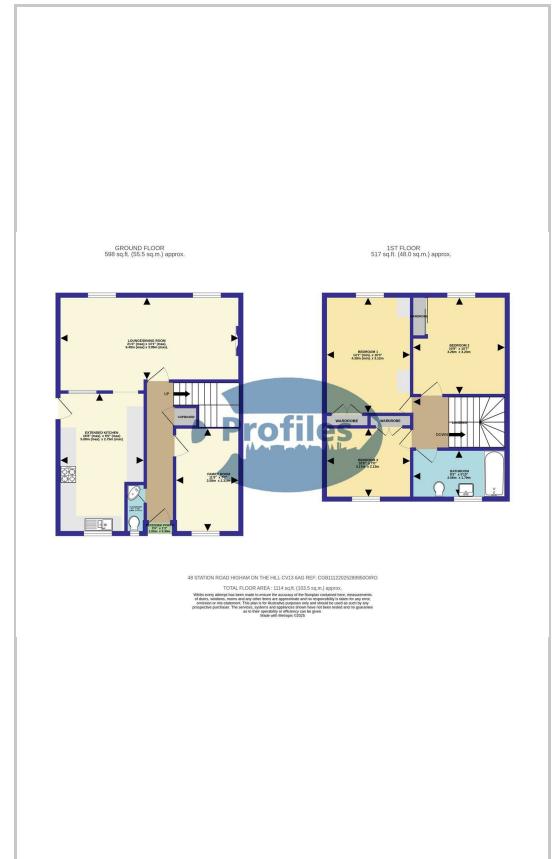
Bathroom (front). Fully tiled. 8'4" x 5'10". (2.56 x 1.79.)
 Full suite in white, panel bath with an electric shower, wash hand basin. low flush wc, radiator and an obscure PVCu double glazed window.

Outside.
 Front garden with a double width driveway with parking for 3 cars.
 Enclosed rear garden with an established lawn, patio and herbaceous borders.

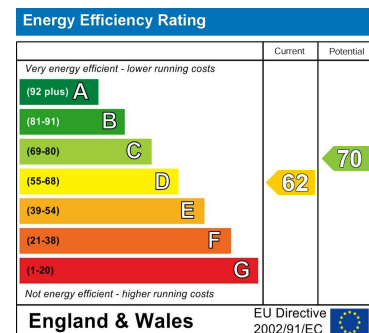
Area Map



Floor Plans



Energy Efficiency Graph



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