



30 EDEN COURT

NUNEATON, CV10 9AG

£235,000
FREEHOLD

Well presented three bedroom detached house in popular and convenient location. Situated on quiet no through road, the property, in an elevated position enjoys beautiful open views to the rear and briefly comprises; Entrance hall, cloaks/WC, lounge, open kitchen/diner, landing, master bedroom with en-suite, family bathroom. Front & rear gardens with views, driveway and garage. With no onward chain, an early inspection is highly advised!



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- Well presented Three Bedroom Detached House
- Quiet no through road elevated position
- Re-decorated & carpeted throughout
- Spacious lounge, open kitchen/diner
- Master bedroom with en-suite
- Double glazed & C/heating
- Elevated garden views
- Available with no onward chain



Entrance Hall

From double glazed door, radiator, stairs to first floor and doors to;

Cloakroom/WC

With double glazed window to front aspect, low level WC, wash basin and radiator.

Lounge

16'9" x 13'5"

Double glazed window to front aspect, radiator, television and internet point, door to;

Kitchen/Diner

16'5" x 9'

Double glazed window and French doors to rear aspect, fitted kitchen area with a range of eye and base level units with contrasting roll top work surfaces over, integral hob and oven with extractor over, single drainer sink unit, plumbing for washing machine and dishwasher, tiled splash backs, dining area with radiator and under stair cupboard.

First Floor Landing

Double glazed window to side aspect, airing cupboard with gas boiler.

Master Bedroom

11'9" x 9'5"

Double glazed window to front aspect, built in double wardrobes, door to;

En-suite

Double glazed window to side, fitted suite with low

level WC, wash basin, shower cubicle with shower, tiled wash areas, radiator and extractor fan.

Bedroom Two

10'2" x 9'3"

Double glazed window to rear aspect, radiator and loft access.

Bedroom Three

8'1" x 6'9"

Double glazed window to front aspect and radiator.

Family Bathroom

Double glazed window to rear aspect, fitted suite with low level WC, wash basin, panel bath, tiled wash areas, radiator and extractor fan.

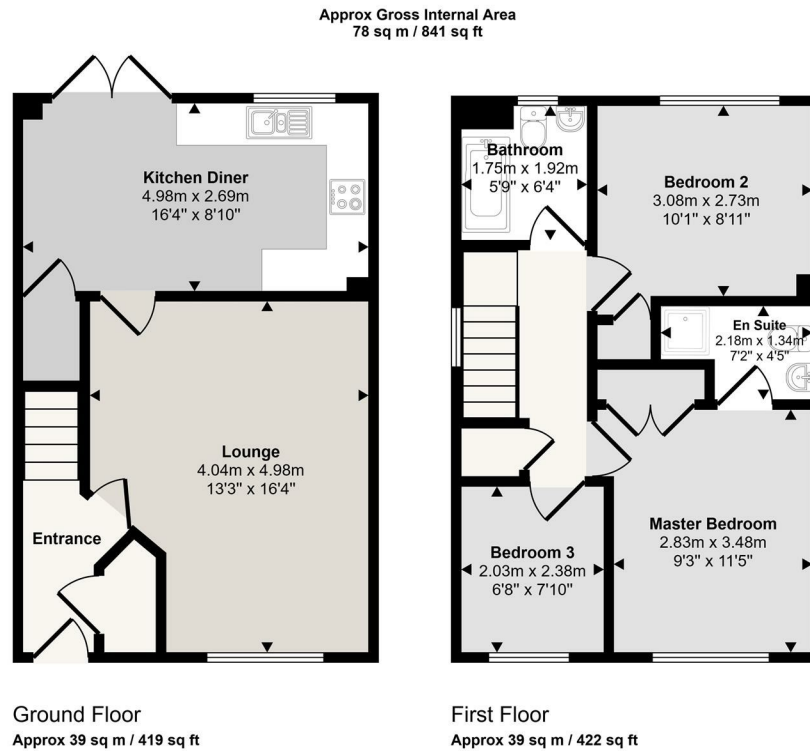
Externally

To the front of the property is low maintenance lawned fore garden and driveway leading to Single garage with up and over door, light and power and courtesy door to rear.

To the rear of the property is an enclosed and private garden with stunning open views, lawned, paved and deck patio areas.

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This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: C Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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