HOPKINS & DAINTY
ESTATE AGENTS









Radnor Drive, Nuneaton, CV10 7NR

£265,000

PART EXCHANGE CONSIDERED* £500 TOWARDS SOLICITOR FEES** NO UPWARD CHAIN
OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL bring to the market this EXTENDED link detached family home, standing on a pleasant garden plot.
The accommodation comprises: side entrance hall, extended front lounge, fitted kitchen/diner with a breakfast bar and an extended rear utility/sitting room with French doors opening onto the garden. On the first floor there are three bedrooms and the bathroom with a three piece suite.
The property has gas central heating and double glazing; block paved front driveway, side garage and front and rear gardens.
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.

Entrance Hall



Accessed via a double glazed entrance door with a double glazed window. Having laminate flooring, a radiator, stairs rising to the first floor and doors leading off.

Extended Lounge 16'9">15'4" x 15'10" (5.13>4.69 x 4.83)



Front sitting room with a feature display fireplace and display shelving with down lighting. Please note that the fitted unit in front of the TV screen is not included in the sale and will be removed on completion.
Laminate flooring, a designer radiator, coving to the ceiling and two double glazed windows.

Kitchen/Diner 16'4" x 10'9" (5.00 x 3.30)



Fitted range of base and wall units with worktops and a breakfast bar. There is a built in electric oven, hob and hood along, with an integrated wine cooler and space for a fridge/freezer. Amtico flooring, ceiling spotlights, double glazed rear window, under stairs storage cupboard with a radiator and opening to:

Extended Utility/Sitting Room 9'9" x 8'5" (2.98 x 2.59)



Extended rear sitting room/utility, with a fitted worktop, plumbing for a washing machine and space for a tumble dryer. Amtico flooring, a radiator, double glazed side window and French doors opening onto the garden.

First Floor Landing



Access to the loft space and coving to the ceiling.

Bedroom 1 12'7">11'1" x 8'6" (3.86>3.39 x 2.61)



Rear double bedroom with a radiator, coving to the ceiling and a double glazed window.

Bedroom 2 13'1">11'1" x 8'3" (3.99>3.40 x 2.53)



Front bedroom with a radiator and double glazed window.

Bedroom 3 7'8" x 7'7" (2.36 x 2.33)



Single third bedroom with a radiator, coving to the ceiling and double glazed front window.

Bathroom 7'10" x 7'7" max. (2.41 x 2.32 max.)



Three piece suite comprising bath with a shower attachment, wash hand basin and WC. Fitted mirror, tiled walls and flooring, a radiator, extractor vent and a double glazed rear window.

Front Garden/Driveway

To the front of the property there is a block paved driveway providing parking for several cars. A lawn garden with access to the entrance door, garage and gated entry to the rear garden.

Garage 15'3" x 7'10" max. (4.65 x 2.40 max.)

Up and over door, electric light and power connected and a double glazed rear window.

Rear Garden



Enclosed lawn and patio garden with fencing to the boundary and mature conifers.

Important Information

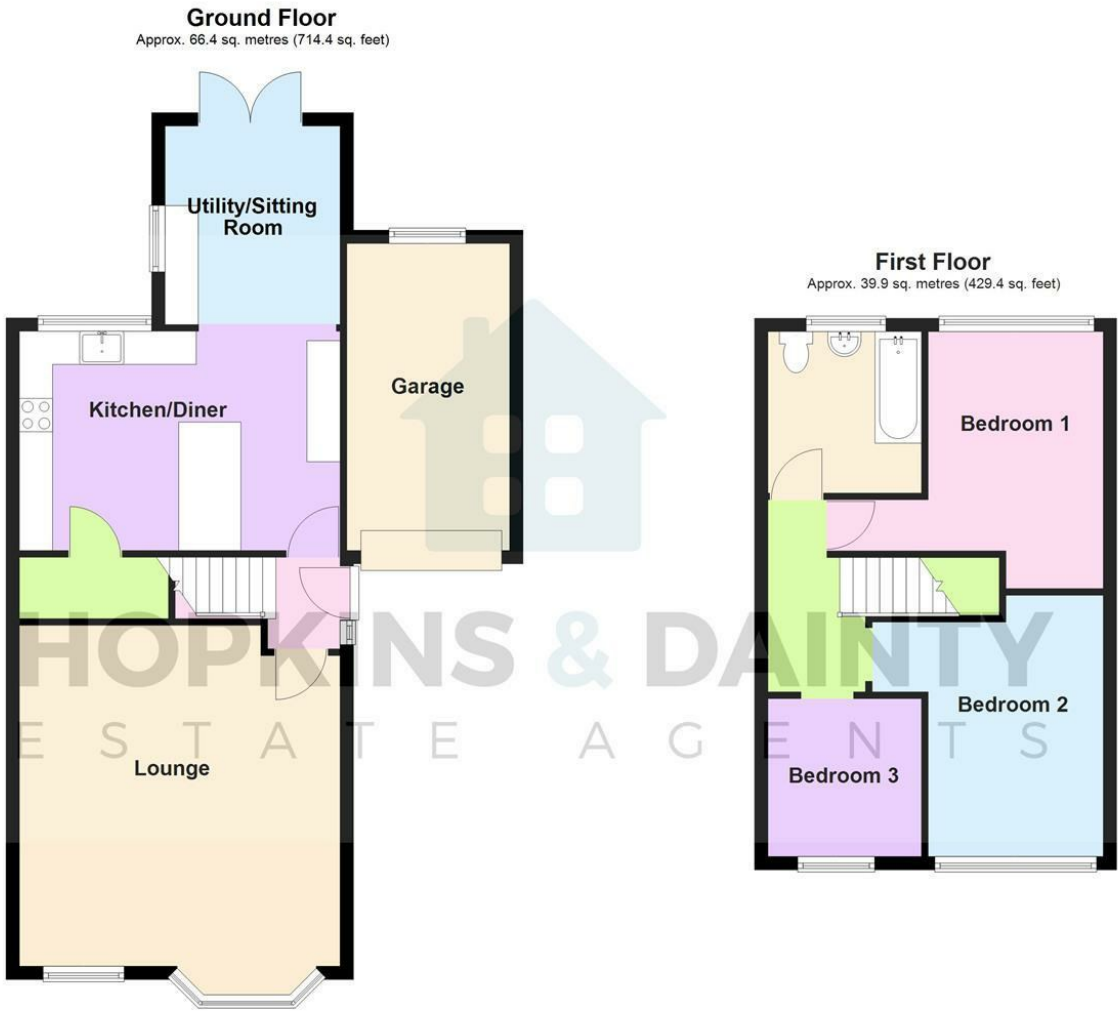
These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any 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.

Further Information

* Part exchange will be considered on properties that fit the part exchange criteria, the property being part exchanged must be worth at least 30% lower.

** Discounts on solicitor fees are given on preselected panel solicitors that are completely independent of Persimmon Homes and Hopkins and Dainty LTD.

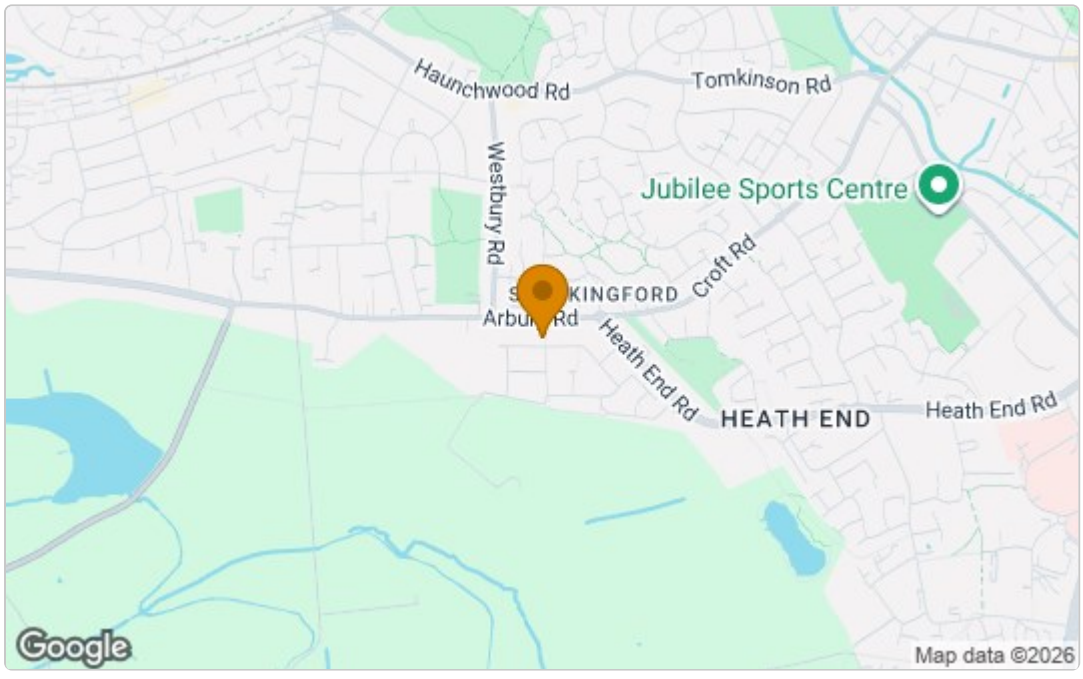
Floor Plan



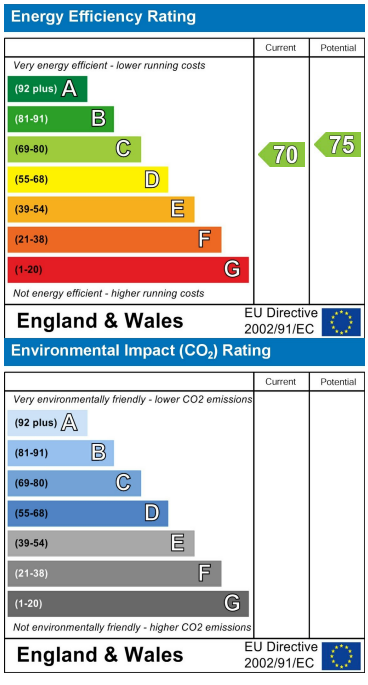
Total area: approx. 106.3 sq. metres (1143.7 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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