



## 19 Fox Avenue | Nuneaton | CV10 0DJ

\*\*\*A DELIGHTFUL SEMI DETACHED PROPERTY\*\*\*STUNNING KITCHIN DINER\*\*\*GENEROUS REAR GARDEN\*\*\* In brief the property comprises; entrance porch, hallway, living room, kitchen diner, three bedrooms, and shower room. Also benefiting from UPVC double glazing, gas central heating, off road parking, and generous rear garden. Freehold. Council Tax Band C. EPC Rating C.

## Asking Price Of £285,000

- Semi Detached
- Three Bedrooms & Modern Shower Room
- Spacious Living Room
- Fantastic Kitchen Diner
- Well Presented Throughout



## Property Description

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IN MORE DETIAL THE PROPERTY COMPRISES;

### ENTRANCE PORCH

Access to the property via UPVC double glazed sliding patio doors, wooden framed glazed door to;

### ENTRANCE HALL

With stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, doors to;

### LIVING ROOM

14' 0" x 11' 3" (4.27m x 3.43m) With UPVC double glazed window to front aspect, panel radiator.

### KITCHEN DINER

11' 2" x 18' 0" (3.4m x 5.49m) With UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to the garden. The kitchen comes with a modern range of wall and base units with contrasting work tops, inset sink and drainage unit, integrated electric oven with electric hob. Built in dishwasher and washing machine, space for fridge freezer. Breakfast bar, and panel radiator.

### LANDING

With UPVC double glazed window to side aspect, access to the loft hatch, airing cupboard housing gas central heating boiler, doors to;

### BEDROOM ONE

13' 9" x 10' 7" (4.19m x 3.23m) With UPVC double glazed window to front aspect, panel radiator.

### BEDROOM TWO

11' 2" x 10' 7" (3.4m x 3.23m) With UPVC double glazed window to rear aspect, panel radiator, built in cupboard.

### BEDROOM THREE

9' 9" x 7' 3" (2.97m x 2.21m) With UPVC double glazed window to front aspect, panel radiator, built in cupboard.

### SHOWER ROOM

5' 5" x 7' 3" (1.65m x 2.21m) With obscure UPVC double glazed window to rear aspect, double walk in shower unit, low level WC, floating wash basin, heated towel rail, and tiled floor to ceiling.

### OUTSIDE

To the front is a block paved drive, providing off road parking. side gate leading to rear garden.

The rear has a block paved patio area, and side passage, with further raised paving, laid to lawn and surrounding fence panels.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Rating C.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.



VIEWING: by prior appointment through the Sole Agents.

#### AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

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## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate 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 are advised to recheck the measurements