



HOPKINS & DAINTY

ESTATE AGENTS



Chaytor Drive, Nuneaton, CV10 9ST

Offers over £200,000

****OPEN 7 DAYS**** HOPKINS & DAINTY present to the market this spacious three bedroom town house with NO UPWARD CHAIN and driveway parking. Located in the ever popular area of Galley Common having local schools, shops and transport links close by. The property has gas central heating and double glazing and in brief, offers: Entrance hall, downstairs W.C., lounge and kitchen/diner. To the first floor there are three bedrooms, bedroom one having an en-suite shower room plus the family bathroom. Outside there is a low maintenance rear garden and nearby driveway parking. Sold with no upward chain, viewing is highly recommended. 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



With window to the side, door to:

Downstairs W.C



With W.C., wash hand basin, window to the front, radiator.

Lounge 17'6" x 7'9" min (5.34 x 2.37 min)



With stairs off to the first floor, laminate flooring, two radiators, window to the front.

Kitchen/diner 14'5" x 8'11" (4.41 x 2.74)



Fitted with a range of matching wall and base units, working surfaces with tiling to the splashback, inset one and a half bowl sink unit and drainer, fitted electric oven with a gas hob over, appliance space for washing machine, tumble dryer and fridge/freezer, radiator, window to the rear, useful understairs storage cupboard, double opening French doors to the rear.

The first floor



With useful over stairs storage cupboard, housing the gas central heating combi boiler, access to the loft.

Bedroom One 13'5" max x 8'3" (4.10 max x 2.54)



With window to the front, radiator, door to:

En-suite shower room



Fitted with a shower cubicle with shower, fitted vanity unit with inset wash hand basin, W.C.,

Bedroom Two 10'3" x 8'0" (3.14 x 2.46)



With window to the rear, radiator.

Bedroom Three 8'9" x 5'9" (2.67 x 1.77)



With window to the front, radiator.

Bathroom



Fitted with a panelled bath, W.C., fitted vanity unit with inset wash hand basin, partially tiled walls, radiator, window to the rear.

Outside



The rear garden is split into two levels and mainly being laid to patio. There is also a small block paved frontage.

Parking

There is a driveway providing off road parking, located between numbers 86 + 84 Chaytor Drive.

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.

Floor Plan

Ground Floor

Approx. 37.6 sq. metres (404.7 sq. feet)



First Floor

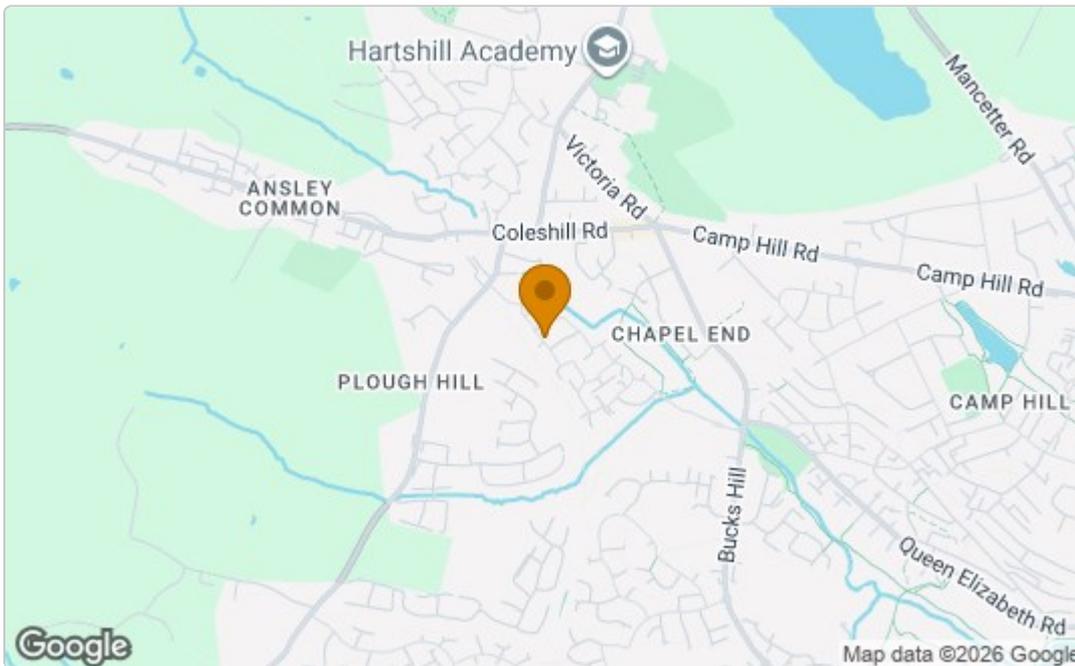
Approx. 35.2 sq. metres (378.7 sq. feet)



Total area: approx. 72.8 sq. metres (783.5 sq. feet)

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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		
(81-91) B		87
(69-80) C	74	
(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.