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George Street

Gun Hill, New Arley, CV7 8HJ

£700 pcm

- End terraced home
- Popular semi rural location
- Improved and well presented
- Gas heating & Dbl Glazing
- Lounge/diner, Kitchen & Wet room
- Three beds & New bathroom
- Gardens & Garage
- EPC RATING D



Hawkins bring to the rental market this larger style end terraced residence offering extended and recently refurbished family accommodation worthy of an early viewing. The property sits just off the main Gun Hill in the popular New Arley area and benefits from gas fired central heating, double glazing and is ideally placed with great road links, amenities, countryside walks, shops and pubs. Briefly comprising: hall, lounge / diner with large bay window and feature brick fireplace, new kitchen, ground floor shower room and lean to, landing, three bedrooms and new bathroom. Loose stone fore garden, garage and rear garden.

The landlord has indicated that they are unable to accept pets, it is a non-smoking home and tenants will require an employers reference or similar. Holding deposit required.

ENTRANCE HALL

Having obscure uPVC double glazed entrance door, obscure uPVC double glazed windows to the front and side, central heating radiator, stair case to the first floor and door to:

LOUNGE/DINER

26' 4" x 11' 9" (8.03m x 3.58m) Having two central heating radiators, uPVC double glazed windows to the front and Lean To, feature brick fireplace with raised tiled hearth, door to Shower Room and opening to:

KITCHEN

5' 10" x 11' 11" (1.78m x 3.63m) Having a range of newly fitted wall and base units with contrasting work surfaces, inset single drainer sink with mixer tap, built in oven, four ring hob with chimney style extractor

hood over, PVC clad walls, double door storage cupboard, wood effect vinyl flooring, inset ceiling spot lights, central heating radiator and uPVC double glazed window to the rear and uPVC double glazed door to Lean To.

GROUND FLOOR SHOWER ROOM

7' 0" max x 8' 7" max (2.13m x 2.62m) Having low level w.c., pedestal wash hand basin, low level folding shower enclosure, extractor fan, central heating radiator and obscure uPVC double glazed window to the rear.

LEAN TO

10' 4" approx x 7' 1" approx (3.15m x 2.16m) Having polycarbonate roof, sealed unit double glazed windows to the side and rear, obscure uPVC double glazed rear

exit door, space and plumbing for automatic washing machine, power point and lighting.

FIRST FLOOR LANDING

Having uPVC double glazed window to the side, loft access, smoke alarm and doors to:

BATHROOM

6' 2" x 9' 6" (1.88m x 2.9m) Having a newly fitted white suite comprising: - low level w.c., pedestal wash hand basin, panelled bath with shower fitment over, wood effect vinyl flooring, storage cupboard, inset ceiling spot lights, chrome heated towel rail and obscure uPVC double glazed window to the rear.

BEDROOM ONE

15' 0" max x 8' 10" (4.57m x 2.69m) Having central heating radiator, uPVC double glazed window to the front and storage cupboard housing the Maine boiler.

BEDROOM TWO

11' 10" x 9' 4" (3.61m x 2.84m) Having central heating radiator and uPVC double glazed window to the rear.

BEDROOM THREE

9' 2" max x 11' 11" max (2.79m x 3.63m) Having central heating radiator, over stairs storage cupboard and uPVC double glazed window to the front.

OUTSIDE

To the front of the property there is a loose stone fore court and a shared service road to the side which leads to the rear. There is a aluminium Garage and rear garden beyond with steps up.



GROUND FLOOR 553.44 sq. ft.
(51.42 sq. m.)

1ST FLOOR 411.44 sq. ft.
(38.22 sq. m.)



TOTAL FLOOR AREA : 964.88 sq. ft. (89.64 sq. m.) approx.

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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		

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