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Sales and Lettings  
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25 Seven Foot Lane

Camp Hill, Nuneaton, CV10 9FJ

£700 pcm

- Modern semi detached
- Available immediately
- Newly decorated
- New carpets
- C Heating & D Glazing
- Lounge & kitchen
- Two beds & ensuite
- Parking to rear



\*\*\* READY TO GO - AVAILABLE MID NOV 2021 \*\*\*

This is a most attractive semi detached residence situated upon this new development which is available for possession Mid November 2021. The property has excellent nearby amenities, schooling and benefits from gas fired central heating, upvc double glazing, is presented in good order throughout and worthy of an early viewing. . Briefly comprising: through hallway, guests cloakroom, lounge / diner and modern kitchen. Landing, two bedrooms, ensuite shower room and further bathroom. Parking to be rear and low maintenance gardens. EPC RATING C.

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.

#### Through Hall

Having obscure sealed unit double glazed entrance door, central heating radiator and thermostat, bevelled effect laminate wooden flooring, opening to Kitchen and doors to Lounge and

#### Guest Cloakroom

2'10" x 7' Having a modern white suite comprising low level w.c., corner pedestal wash hand basin with tiled splash backs, central heating radiator, tiled effect vinyl flooring and extractor fan.

#### Kitchen

5'10" x 9'11" Having a range of fitted modern wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer stainless steel sink

with mixer tap, built in stainless steel oven, four ring hob with chimney style extractor hood over, space and plumbing for automatic washing machine, space for tall fridge freezer, Logik combination boiler, vinyl flooring, uPVC double glazed window to the front, carbon monoxide detector and kick heater.

#### Lounge Diner

12'8" max x 17'4" max Having two central heating radiators, uPVC double glazed window to the side and double opening patio doors and window to the rear, bevelled effect laminate wooden flooring, under stairs storage cupboard and stair case to the first floor.

#### First Floor Landing

Having smoke alarm and doors to

### Bedroom One

12'8" max x 12'4" max Having central heating radiator, uPVC double glazed window to the rear, smoke alarm, built in over stairs storage cupboard and door to

### Ensuite

5'9" x 5'4" Having a modern white suite comprising low level w.c., pedestal wash hand basin, shower cubicle, tiled splash backs, electric shaver point, central heating radiator, obscure uPVC double glazed window to the side, extractor fan and tiled effect vinyl flooring.

### Bedroom Two

12'8" x 8'5" Having central heating radiator, uPVC double glazed window to the front, smoke alarm and loft access.

### Bathroom

7'5" x 5'9" Having a modern white suite comprising low level w.c, pedestal wash hand basin, panelled bath with mixer tap, tiled splash backs, central heating radiator, obscure uPVC double glazed window to the side, extractor fan and tiled effect vinyl flooring.

### Outside

To the front of the property there is a small fore garden and pathway. There is a low maintenance rear garden with paved patio, steps down to further paved area, dwarf wall, shed and fenced boundaries. There is an allocated parking space to the rear of the property.



GROUND FLOOR 331.15 sq. ft.  
( 30.76 sq. m. )

1ST FLOOR 331.15 sq. ft.  
( 30.76 sq. m. )



TOTAL FLOOR AREA : 662.29 sq. ft. ( 61.53 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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LOCAL AUTHORITY  
NBBC

Energy Efficiency Rating		Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very energy efficient - lower running costs	100-100	A		Very environmentally friendly - lower CO <sub>2</sub> emissions	100-100	A	
	91-100	B			91-100	B	
	81-91	C			81-91	C	
	71-81	D			71-81	D	
	61-71	E			61-71	E	
	51-61	F			51-61	F	
	41-51	G			41-51	G	
Not energy efficient - higher running costs	1-40			Not environmentally friendly - higher CO <sub>2</sub> emissions	1-40		
			75				76
			88				89
England & Wales				England & Wales			
EU Directive 2002/91/EC				EU Directive 2002/91/EC			

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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