



 **3**  
Bedrooms

 **3**  
Bathrooms



**\*\*NO CHAIN\*\*NEWLY PAINTED\*\*VIEWINGS TO START FRIDAY 5TH MAY\*\*** A well-presented three-bedroom, three-bathroom mid-terraced family home located in the popular residential area of Hawkesbury Village, Longford is offered for sale with no onwards chain. The property boasts many local amenities such as pleasant views and walks along the Canal, The Greyhound Inn Pub and easy access to A444, M6 and Bayton Road Industrial estate.

Briefly comprising of entrance hallway, ground floor W/C, modern fitted kitchen with oven, gas hob and space for appliances, lounge/diner additional storage cupboard and with French doors opening onto the south-east facing rear garden. To the first floor is a part-tiled white suite family bathroom, two bedrooms with the front double benefitting from a Juliet balcony and built-in wardrobes, further storage is located off the landing. To the top floor is a well-proportioned master double bedroom with two built-in wardrobes and with a part-tiled ensuite shower room. Outside to the front is a low maintenance garden and to the rear is a south east facing garden with patio area, wooden shed and lawn. Behind the property are two allocated parking spaces accessed off Coney Lane. Other features include double glazing, gas central heating, no onwards chain, and newly painted throughout.

Good to know:

No onwards chain

Whitegoods will be considered to be left within the property  
Combi boiler serviced in 2022 and located in the kitchen  
Council tax band – C = £1943 – Nuneaton and Bedworth council

EPC – C – valid until 3rd Sept 2023.  
If the property was rented we estimate £1,050 - £1,100 pcm.

Measurements in feet:

Ground Floor W/C – 4.69 X 2.37

Kitchen – 9.13 X 5.80

Lounge/Diner – 16.76 X 12.52

1st floor

Front bedroom - 7.80 X 12.51 (max)

Rear bedroom - 9.13 X 6.35

Family bathroom - 6.04 X 5.85

2nd Floor

Master bedroom - 12.52 X 13.07

Ensuite - 6.32 X 5.70




Ground Floor



1st Floor



2nd Floor

| Energy Efficiency Rating                    |           |   |
|---|-----------|---|
|   | Current   | Potential   |
| Very energy efficient - lower running costs |           |   |
| (92+) <b>A</b>                              |           | <b>90</b>   |
| (81-91) <b>B</b>                            |           |   |
| (69-80) <b>C</b>                            | <b>76</b> |   |
| (55-68) <b>D</b>                            |           |   |
| (39-54) <b>E</b>                            |           |   |
| (21-38) <b>F</b>                            |           |   |
| (1-20) <b>G</b>                             |           |   |
| Not energy efficient - higher running costs |           |   |
| <b>England, Scotland &amp; Wales</b>        |           | EU Directive 2002/91/EC  |

Address: Longford, CV6

