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## 9 Skelwith Rise

St Nicolas Park, Nuneaton, CV11 6JP

Asking Price Of £205,000

- Modern detached bungalow
- Lovely cul de sac position
- Sought after location
- C Heating & D Glazing
- Two bedrooms / modern wet room
- Drive garage & gardens
- No upward chain
- EPC RATING C



This is a modern detached bungalow offered for sale with no upward chain, situated in the sought after St Nicolas Park area in a lovely small cul de sac. The bungalow, whilst requiring some updating and improvement offers excellent potential benefitting from gas fired central heating, double glazing, upvc fascias soffits and guttering and an early viewing is recommended especially if your looking to put your mark onto something. Briefly comprising: side hall, lounge, kitchen, two good sized bedrooms, modern wet room, driveway for three vehicles, detached brick built garage and low maintenance rear gardens.

#### SIDE ENTRANCE HALL

Having obscure uPVC double glazed entrance door, central heating radiator, storage cupboard, loft access, smoke alarm and doors to:

#### LOUNGE

17' 5" max x 10' 5" max (5.31m x 3.18m) Having two central heating radiators, aluminium double glazed sliding patio door to the rear and fitted gas fire with tiled surround.

#### KITCHEN

8' 0" x 10' 1" (2.44m x 3.07m) Having a range of fitted wall and base units with matching work surfaces and tiled splash backs, inset single drainer sink with mixer tap, space for freestanding cooker and upright fridge freezer, space and plumbing for automatic washing

machine, Potterton boiler, extractor fan and uPVC double glazed window to the rear.

#### BEDROOM ONE

8' 10" x 13' 6" (2.69m x 4.11m) Having central heating radiator, built in mirrored sliding door wardrobe and uPVC double glazed window to the front.

#### BEDROOM TWO

9' 7" x 10' 7" (2.92m x 3.23m) Having central heating radiator and uPVC double glazed window to the front.

#### WET ROOM

5' 6" x 6' 4" (1.68m x 1.93m) Having a white suite comprising: - low level w.c., pedestal wash hand basin, shower area with Mira fitment, tiled splash backs, grab rails, electric shaver point, extractor fan and obscure uPVC double glazed window to the side.



## OUTSIDE

The property sits at the head of a small cul-de-sac surrounded by other bungalows. There is a low maintenance front garden with borders, central flower bed, courtesy lighting, tarmacadam and paved driveway which continues along the side of the property providing standing for three vehicles and direct access to the brick built Garage with up and over door, power, lighting, side personal door and window. A wrought iron gate leads to the rear garden which has been designed with low maintenance in mind having Lean To, paving, loose stones, flower bed, fenced and walled boundaries, courtesy lighting.

## GENERAL INFORMATION

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

completion.

**SERVICES:** all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins 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.

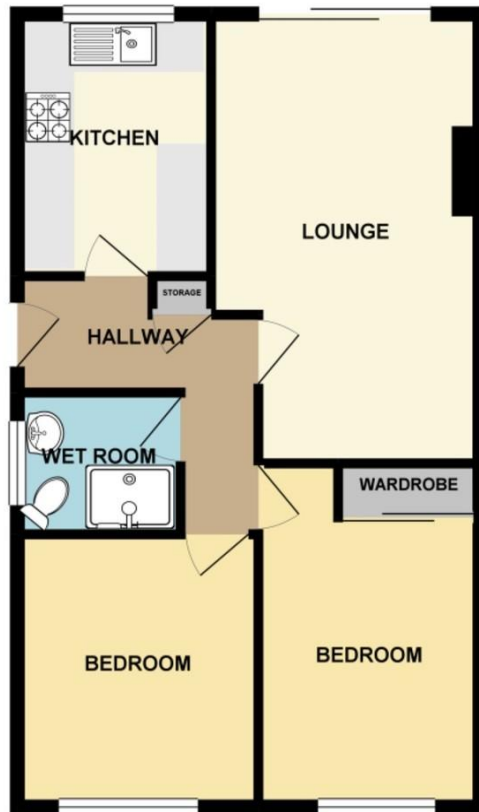
**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

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

**VIEWING:** by prior appointment through the Sole Agents.



( 52.81 sq. m. )



TOTAL FLOOR AREA : 568.44 sq. ft. ( 52.81 sq. m. ) approx.

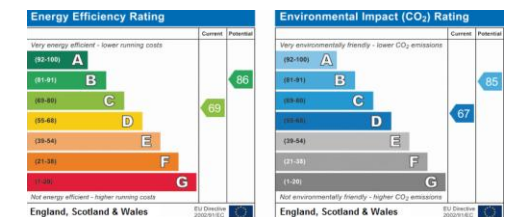
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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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## TENURE

Freehold

## LOCAL AUTHORITY

Nuneaton and Bedworth Borough  
Council



## OFFICE

Kathleen House  
39 Newdegate Street  
Nuneaton  
Warwickshire

**T:** 02476 374 949

**E:** nuneaton@hawkins-online.co.uk

**W:** www.hawkinsgroup.co.uk

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.