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**51 Station Road**

Higham On The Hill, Nuneaton, CV13 6AG

**Asking Price Of £220,000**

- Modern semi detached bungalow
- Semi rural location
- No upward chain
- Gas heating / Dbl glazing
- Stunning conservatory / sun lounge
- Two bedrooms & shower room
- Drive garage & gardens
- EPC RATING D





Pleasantly situated in the sought after village of Higham on the Hill is this modern, semi detached bungalow with stunning conservatory to the rear and large driveway to the front. The bungalow offers good sized accommodation, in good order throughout with gas fired central heating, upvc double glazing, sealed unit double glazed conservatory / sun lounge, is sold with no upward chain and an early viewing is recommended. Side hall, lounge with multi fuel burner, stunning conservatory / sun lounge, modern kitchen, two good sized bedrooms and shower room. Driveway for several vehicles, garage and lovely rear garden.

#### SIDE ENTRANCE HALL

Having obscure single glazed entrance door, central heating radiator, laminate wooden flooring, loft access via retractable ladder, two storage cupboards, ornate coved ceiling and doors to:

#### LOUNGE

15' 2" x 11' 7" (4.62m x 3.53m) Having central heating radiator, feature multi-fuel burner set on raised hearth, coved ceiling and sealed unit double glazed sliding patio door to:

#### CONSERVATORY

17' 7" max x 19' 11" (5.36m x 6.07m) Being approached off the Lounge and Kitchen with brick built base, sealed unit double glazed windows, roofing, double opening double glazed doors to the rear, central heating radiator, tiled floor, power points and two ceiling lights.

#### KITCHEN

9' 7" x 9' 0" (2.92m x 2.74m) Having a comprehensive range of fitted wall and base units with contrasting

work surfaces and tiled splash backs, inset single drainer sink, built in oven, four ring hob with integrated extractor hood over, space and plumbing for automatic washing machine, space for upright fridge freezer, tiled floor central heating radiator and sealed unit double glazed window and door to the Conservatory.

#### BEDROOM ONE

11' 8" x 12' 6" (3.56m x 3.81m) Having central heating radiator, fitted four door mirrored sliding door wardrobe and uPVC double glazed window to the front.

#### BEDROOM TWO

9' 8" x 9' 0" (2.95m x 2.74m) Having central heating radiator and uPVC double glazed window to the front.



### SHOWER ROOM

6' 11" x 5' 11" (2.11m x 1.8m) Having a cream coloured suite comprising: - low level w.c., pedestal wash hand basin, double width shower cubicle with Mira fitment over and mobility chair, fully tiled walls and floor, inset ceiling spot light, extractor fan, central heating radiator and obscure uPVC double glazed window to the side.

### OUTSIDE

The property sits towards to bottom/end of Station Road with a loose stone quadrant, dwarf wall, good sized tarmac driveway providing standing for several cars which extends to the side leading to the brick built Garage (8'1" x 16'1") with double opening doors, rear personal door, fitted workbench, power and lighting. The rear garden is a particularly attractive feature of the property having a raised wooden decked

patio with balustrades, paved path, lawn, mature borders, conifer screen, fenced boundaries, motion activated security light and feature lamp post.

### 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.

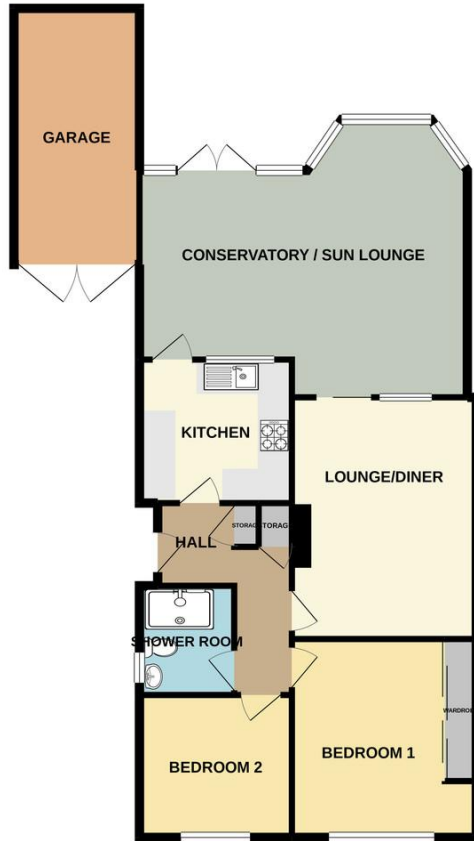








GROUND FLOOR  
95.5 sq.m. (1028 sq.ft.) approx.



TOTAL FLOOR AREA: 95.5 sq.m. (1028 sq.ft.) 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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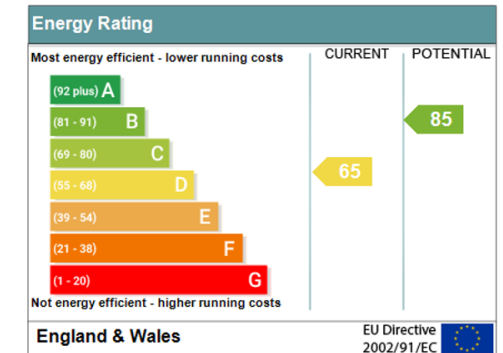
### TENURE

Freehold

### LOCAL AUTHORITY

Nuneaton and Bedworth Borough  
Council

Address: 51 STATION ROAD, HIGHAM ON THE HILL, HIGHAM ON TH...  
RRN: 9660-3003-9202-9429-8204



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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.