



# HOPKINS & DAINTY

ESTATE AGENTS



**Galba Avenue, Nuneaton, CV11 6ZL**

**£245,000**

OPEN 7 DAYS A WEEK - HOPKINS & DAINTY of TICKNALL are delighted to bring to the market this lovely mid town house, set on a modern residential estate, towards the edge of Nuneaton.

Built c.2021 by Persimmon Homes, the accommodation has gas central heating and double glazing and has to offer: a spacious front lounge, inner hall, full width rear kitchen/diner with integrated appliances and French doors opening onto the rear garden; along with a guest WC. On the first floor there are two generous double bedrooms and the bathroom. On the top floor is the Master bedroom with an En-Suite shower room.

Externally, there is front driveway parking for one car and an enclosed rear garden.

If you would like to see this home for yourself, feel free to let us know when you are available, by e-mail or phone. We are open 7 days a week.



Lounge 14'8" x 11'8" max. (4.48 x 3.57 max.)



Accessed via a double glazed entrance door; with a radiator, double glazed front window and under stairs storage cupboard. Door to:

#### Inner Hall

With stairs rising to the first floor and doors leading off.

Kitchen/Diner 11'9" x 8'9">7'8" (3.60 x 2.69>2.34)



Fitted range of base and wall units with worktops and an inset sink and drainer. There is a built in electric oven, gas hob and hood, along with an integrated dishwasher and washing machine/tumble dryer. Boiler cupboard housing the wall mounted gas boiler, a radiator, double glazed rear window and French doors opening onto the garden.

#### Guest WC

Two piece suite comprising WC and wash hand basin; with a radiator and extractor vent.

First Floor Landing



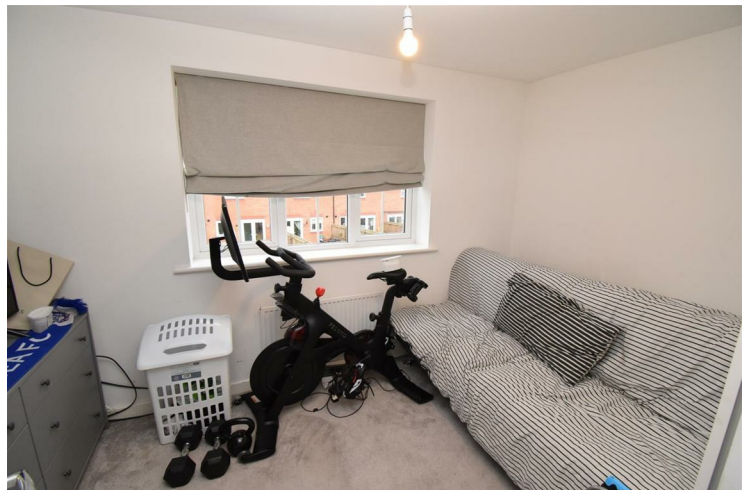
With a radiator, stairs rising to the top floor and doors leading off.

Bedroom 2 11'9" x 10'4">8'9" (3.59 x 3.17>2.68)



Front double bedroom with a radiator and two double glazed windows.

Bedroom 3 11'10" x 8'10">7'6" (3.62 x 2.70>2.31)



Rear double bedroom with a radiator and double glazed window overlooking the garden.

### Bathroom 7'10" x 5'6" (2.41 x 1.70)



Three piece suite comprising bath with a shower over and screen; wash hand basin and WC. Heated towel rail, tiled splashbacks, and an extractor vent.

### Top Floor Landing

With a built in storage cupboard and door to:

### Master Bedroom 12'11" x 8'3" (3.96 x 2.54)



With a part sloping ceiling, double glazed dormer window, radiator access to the loft space and a door to:

### En-Suite Shower Room 10'10" x 4'11" max. (3.31 x 1.52 max.)



Three piece suite comprising shower, wash hand basin and WC. With a radiator, tiled splashbacks, extractor vent, part sloping ceiling, over stairs plinth and a double glazed Velux roof light.

### Front Driveway

To the front of a property there driveway parking for one car.

### Rear Garden



Delightful enclosed rear garden with a patio, lawn and fencing to the boundary. Gated rear access path.

### Service Charge

We understand that this property is subject to an annual service charge. We always recommended buyers to get their legal adviser to verify these details prior to exchange of contracts.

### Draft Sales Details

These sales details have been submitted to our clients

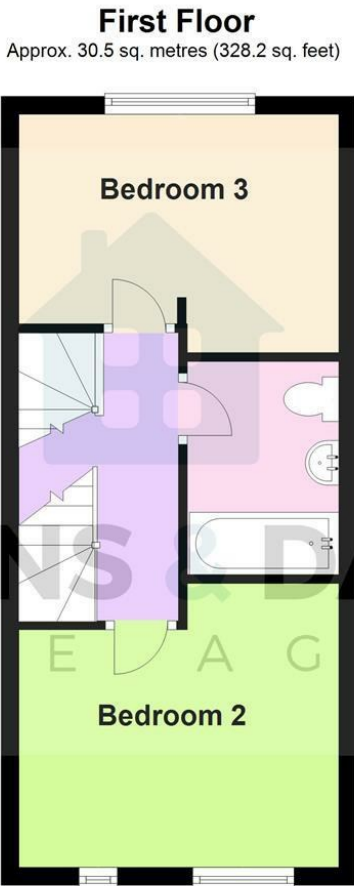
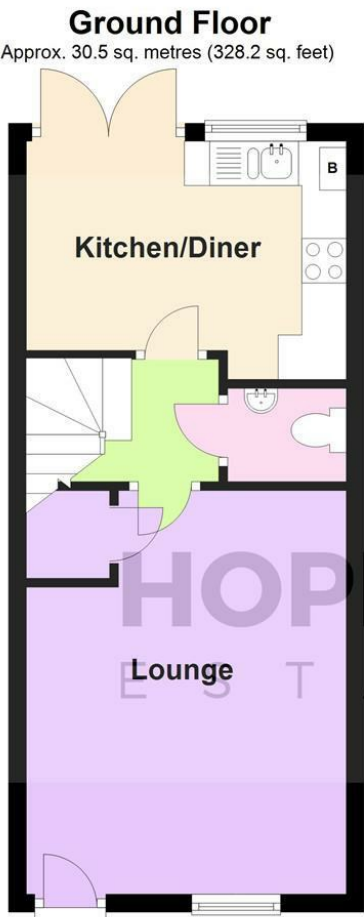
and are awaiting approval by them – they are distributed on this basis and are subject to change.

### Important Information

These sales details are produced in good faith with the approval of the vendors and are given as a guide only. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. Please note that we have not tested any of the appliances or systems at this property and cannot verify them to be in working order. Unless otherwise stated fitted items are excluded from the sale, such as carpets, curtains, light fittings and sheds. These sales details, the descriptions and the measurements therein do not form part of any contract and whilst every effort is made to ensure accuracy this cannot be guaranteed. Nothing in these details shall be deemed to be a statement that the property is in good structural condition or otherwise. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only. Photographs are taken with a wide angle digital camera. Nothing herein contained shall be a warranty or condition and neither the vendor or ourselves will be liable to the purchaser in respect of any mis-statement or misrepresentation made at or before the date hereof by the vendor, agents or otherwise. Any floor plan included is intended as a guide layout only. Dimensions are approximate. Do Not Scale.



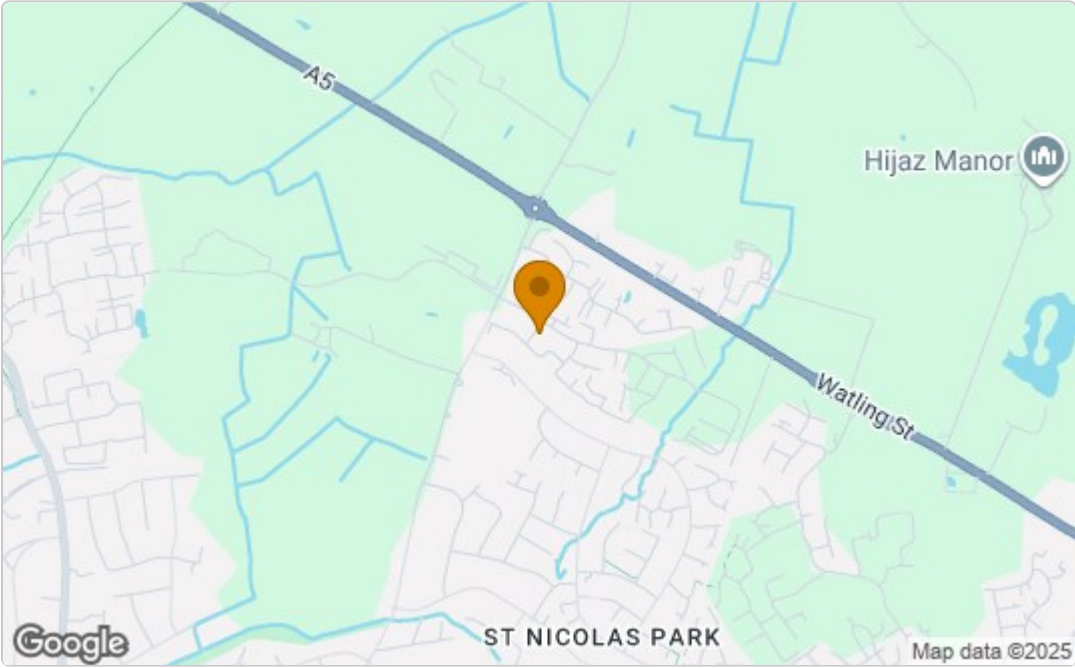
Floor Plan



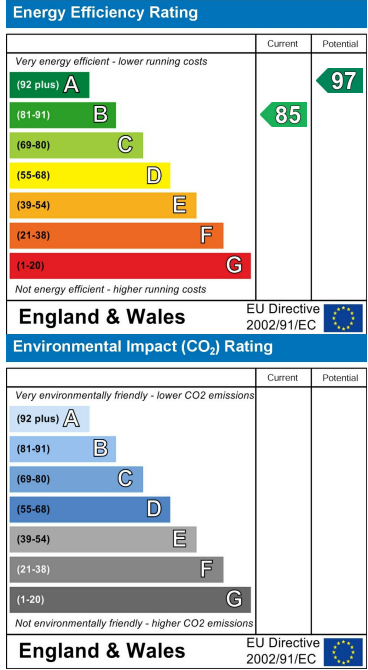
Total area: approx. 82.5 sq. metres (888.4 sq. feet)

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Plan produced using PlanUp.

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.