



Robert Road, Coventry, CV7 9GT

The Property

FOUR BEDROOM EXTENDED SEMI DETACHED BUNGALOW WITH LOFT CONVERSIONOFFERED WITH NO CHAIN***Accommodation in brief; entrance porch, hallway, three bedrooms on the ground floor, with extended bathroom, lounge/diner, and kitchen, loft conversion making the fourth bedroom. Shared driveway, and private garden with open field views to the rear. EPC Rating F, Council Tax Banding C.





Key Features

- Extended Bungalow
- Four Bedrooms
- Loft Conversion
- Extended Lounge/Diner
- Extended Bathroom & Kitchen
- Open Field Views To Rear
- Offered With No Chain
- EPC Rating F Council Tax C

£245,000

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In more detail the property comprises;

Entrance Porch

Access to the property via obscure UPVC double glazed door, obscure UPVC double glazed panel windows to front aspect, tiled floor, and obscure UPVC double glazed entrance door to;

Hallway

With panel radiator, airing cupboard, bi folding doors leading to stairs to first floor, and doors to;

Bedroom One

12'6" x 11'2"

With UPVC double glazed window to front aspect, panel radiator.

Bedroom Two

10'7" x 10'2"

With UPVC double glazed window to front aspect, panel radiator.

Bedroom Three

7'4" x 10'

With UPVC double glazed window to side aspect, panel radiator.

Living Room

14'2" x 11'2"

With panel radiator, feature fireplace with inset gas fire, opening into;

Dining Area

9'4" x 9'9"

With UPVC double glazed windows to rear aspect, UPVC double glazed French doors leading to the garden.

Kitchen Breakfast Room

21'7" x 8'0"

With UPVC double glazed window to side and rear aspect, panel radiator, a range of wall and base units with roll top work surfaces, inset stainless steel sink, and drainage unit, plumbing for washing machine, Leisure range electric cooker with six ring gas hob, space for fridge freezer.

Bathroom

15'6" x 6'2"

With obscure UPVC double glazed window to rear aspect, panelled bath, low level WC, wash basin, enclosed shower cubicle, panel radiator, and extractor fan.

Outside

To the front is a paved and slated frontage, with side shared driveway, leading to a brick built storage/shed with double wooden doors, side gate and access to the rear garden. The rear garden has a paved patio area, astro turf lawn, with paved hard standing, and surrounding fence panels.

General Information

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

Nuneaton & Bedworth Borough Council. Council Tax C.

SERVICES: 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.

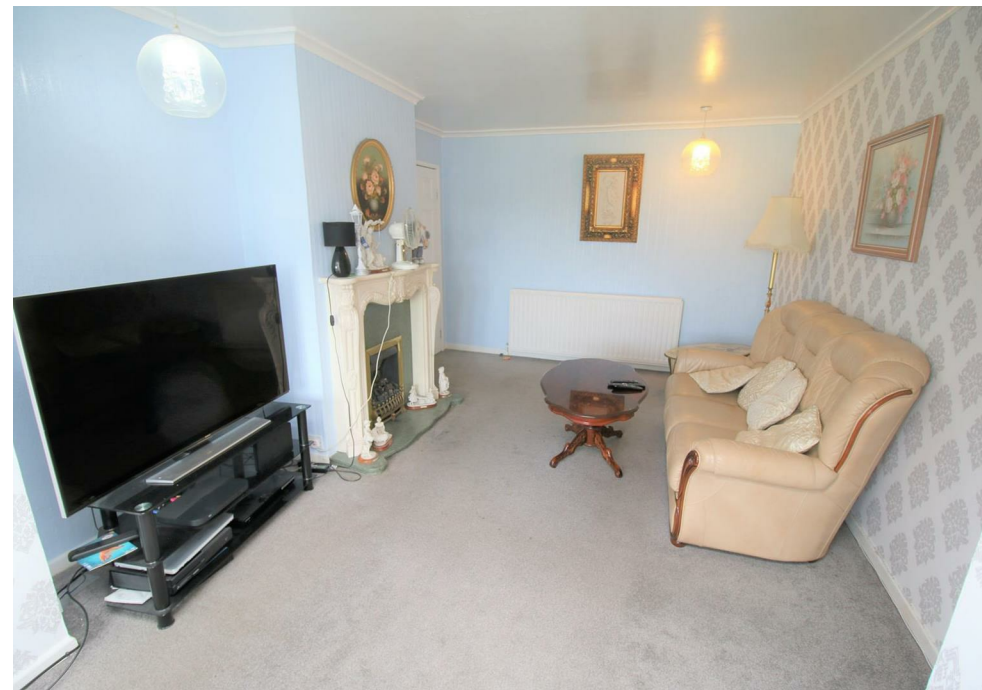
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

VIEWING: by prior appointment through the Sole Agents.

Disclaimer

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

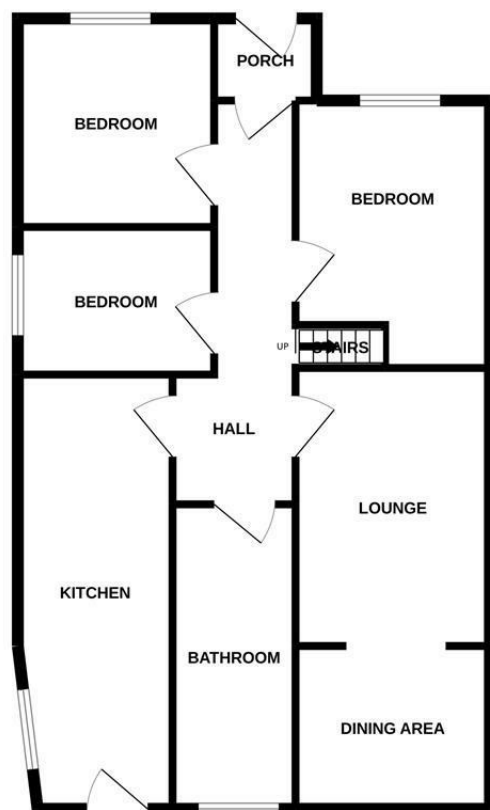




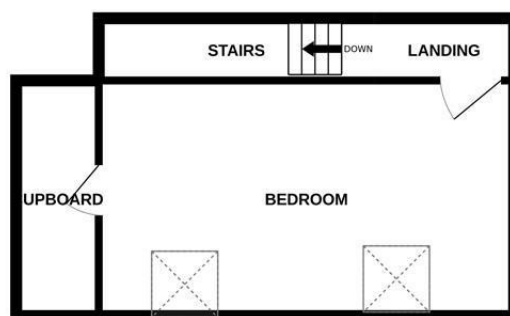


Floorplan

GROUND FLOOR



1ST FLOOR



This floor plan is not to scale and is for guidance purposes only
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Our Testimonials

The service I received from Hawkins selling my house was brilliant. It was an anxious roller coaster for me due to house chains falling through but Hawkins from the start till the finish were helpful, enthusiastic, calmed me down when things got difficult gave me belief that I would have a happy outcome. All the staff I spoke to, including the ladies in office Nadine, Kelly, Paige were so lovely and made me feel a valued client. Would recommend.

Lisa Bailey

Absolutely brilliant service from Hawkins. Paige went above and beyond to fit us in for house viewings and made the application process so easy and simple. Everyone at Hawkins has been consistently professional and friendly every step of the way. I would 100% recommend.

Bethan Edwards

Found Hawkins to be very professional, spoke to a lovely lady called Paige, very polite, friendly and understanding, would use again.

Mary Reilly

Fantastic service. We recently viewed a house through Hawkins Nuneaton. We were shown around by Kelly, who was friendly, helpful, and well informed. We put an offer in on the house, and throughout this process the team was supportive and responsive, always acknowledging and responding to our emails quickly. Unfortunately, we didn't get the house in the end, but we appreciate the professional and warm service. In particular, thanks to Kelly and Paige, and to David who took the time to write us a long and helpful email even after the process was complete.

Sam Meyrick

Very efficient service for selling houses. Steve was very quick with photos and description and realistic with valuations. Amanda is amazing, the best chaser ever, she is always ahead of the game and is constantly checking in with the buyer and the solicitors to get your property to completion asap. A pleasure to do business with and the only estate agent we will now use for our business

Rebecca Fash

Very happy with how the team at Hawkins handled my mum's recent house sale. Particular thanks to Amanda for her help and support.

Claire Ramsden

Fantastic estate agents and would highly recommend all of the team. We have used them for selling our houses and finding us a tenant. On all occasions they have been swift and professional and we will continue to use them in the future. A big thank you to Amanda, Andrew and Jo.

Anthony Chapman

Sold my House through Hawkins in Bedworth, The whole team was friendly and helpful from start to finish. Would have no hesitation in recommending them to others.

Clive

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

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STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.