



Dalton Road, Bedworth, CV12 8SE

The Property

****A BEAUTIFUL DETACHED BUNGALOW IN A PRIME LOCATION**** In brief the property comprises; reception hall, refitted kitchen, lounge, mid hall with two bedrooms and refitted shower room off, double glazed, gas fired central heating, lovely gardens, ample parking and detached garage. Externally insulated





Key Features

- DETACHED BUNGALOW
- IMMACULATE ORDER
- TWO BEDROOMS
- MODERN KITCHEN
- MODERN SHOWER ROOM
- GARAGE
- LOVELY GARDENS
- LOUNGE RECEPTION AND MID HALL
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- EPC RATING C COUNCIL TAX BAND C

£255,000

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In more detail the property comprises

RECEPTION HALL

7'2 x 4'5

Obscure double glazed front entrance door with matching double glazed side panel, radiator, tiled floor covering

REFITTED KITCHEN

10'8 x 7'2

Double glazed window to side elevation and obscure double glazed side exit door, tiled floor covering. The kitchen has the benefit of modern wall and base units with work surfaces to the majority of all four walls which incorporates one and a half bowl sink unit with H&C mixer and single drainer, built in refrigerator and built in freezer with integrated fascia's, cooker and washing machine may be purchased by separate negotiation, radiator, modern wall mounted gas fired to central heating

LOUNGE

15'11 x 12'2

Double glazed window to front elevation, two radiators, coal effect gas fire set in feature fire place surround upon raised hearth, t.v. aerial point

MID HALL

With doors into storage area and two bedrooms and shower room

REFITTED SHOWER ROOM

6' x 7'2

Obscure double glazed window to side elevation, radiator, fully tiled walls and floor, the three piece shower suite comprises; triple shower cubicle with shower unit set above and shower screen, wash hand basin H&C with storage cupboard beneath, w. c. flush unit

BEDROOM ONE

9' x 15' including built in wardrobes

Double glazed window to rear elevation, radiator, range of built in furniture including wardrobes ,bedside cabinets and dressing table with numerous drawers

BEDROOM TWO

10'4 x 8'11

Double glazed window to rear elevation, radiator

OUTSIDE

Part shale fore garden with dropped kerb leading to block paved drive providing ample parking with double wrought iron gates leading to the side of the property which in turn leads to detached brick built garage (16'11 x 8'11) with pitched tiled roof and roller shutter door and side door leading into garden.

Rear garden has blocked paved patio leading to raised lawn garden with mature borders, further raised timber decking area at the rear along with further patio area

Side Access on both sides

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.

COUNCIL TAX BAND C

LOCAL AUTHORITY NUNEATON AND BEDWORTH

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.

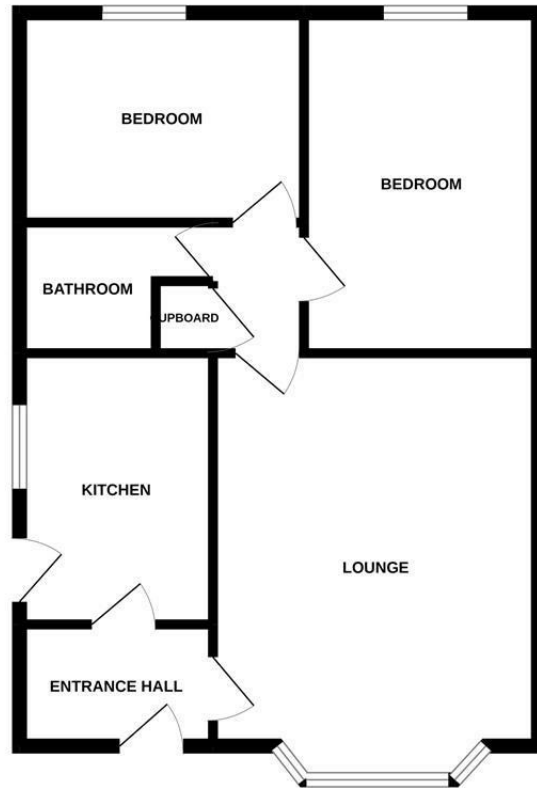






Floorplan

GROUND FLOOR



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

COMMERCIAL

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.