



Orkney Close, Nuneaton, CV10 7LS

The Property

Hawkins bring to the market this modern end mews residence situated on a good sized plot with loose stone foregarden and sold with no upward chain.

The property offers comfortable and much improved accommodation throughout benefitting from gas fired central heating, upvc double glazing, possible car drawn on to the front (subject to planning / drop kerb) and an early viewing is highly recommend.

Considered ideal for the first time or investment buyer with rentals achieved nearby circa £750 per calendar month and ideally positioned with local amenities, schools, shops etc and briefly comprising: hall, lounge, full length dining kitchen, landing, two double bedrooms, bathroom and separate wc.

EPC RATING C / NO CHAIN / VIEWING RECOMMENDED.





Key Features

- Modern end mews residence
- Sought after Glendale estate
- Improved and well presented
- Deceptively spacious
- Gas heating & Upvc Dbl Glazing
- Two double bedrooms
- Loose stone forecourt & rear garden
- EPC RATING C

Asking Price
£165,000

ENTRANCE HALL

5'11 x 4'2

LOUNGE

15'4 x 10'10

DINING KITCHEN

8'5 x 21'8

LANDING**BEDROOM ONE**

15'6 x 9'10

BEDROOM TWO

12'8 plus wardrobe depth x 9'7

BATHROOM

6'0 max x 5'6

SEPARATE WC

2'7 x 6'6

OUTSIDE

To the front of the property is a loose stone foregarden providing potential for a car draw on subject to the necessary consents and drop kerb, external storage cupboard, gate and shared pathway and further gate into the rear garden. The neatly laid out rear garden has a wooden decked patio, paved patio, lawn, borders, fencing and aluminium store shed.

DRAFT DETAILS

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

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.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: A

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.



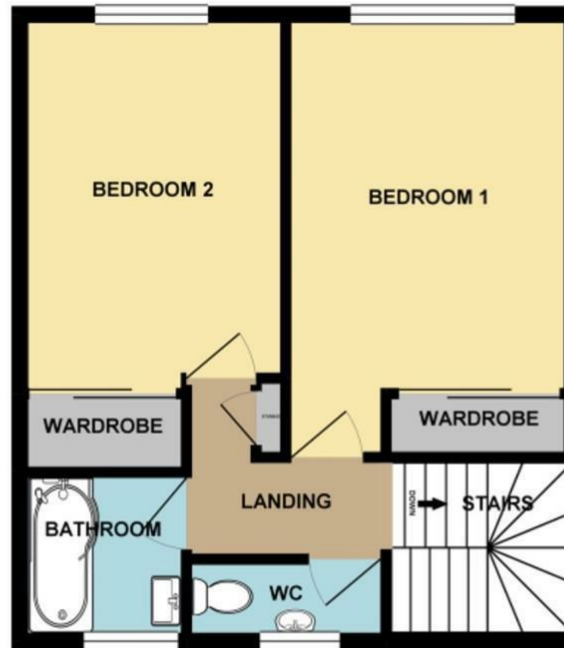
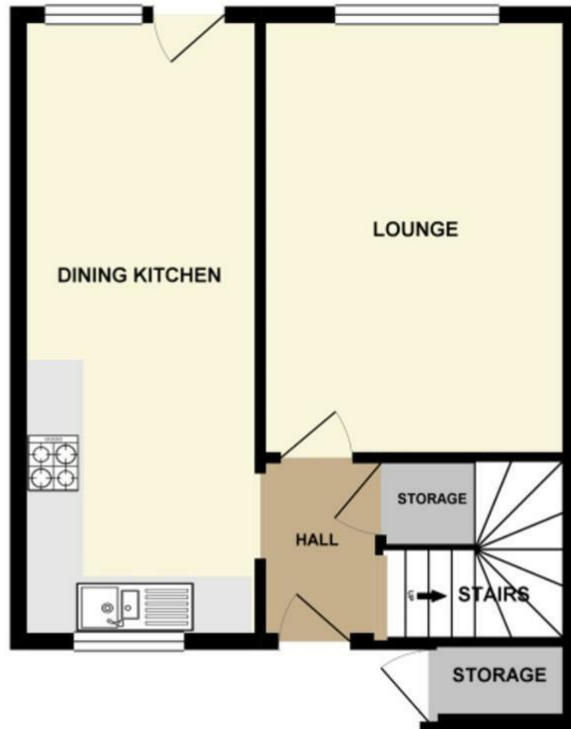




Floorplan

GROUND FLOOR 434.07 sq. ft.
(40.33 sq. m.)

1ST FLOOR 420.17 sq. ft.
(39.04 sq. m.)



TOTAL FLOOR AREA : 854.24 sq. ft. (79.36 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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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

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