



## 116 BEVERLEY AVENUE NUNEATON, CV10 9JR

**£230,000**  
**FREEHOLD**

Well presented and improved four/five bedroom staggered terrace home in popular & convenient location, close to amenities, transport links & backing on to Whytell wood. Benefitting from double glazing and central heating, the property briefly comprises; Entrance lobby, large lounge/dining room, extended kitchen/breakfast room, ground floor bedroom with shower/WC. To the first floor is large master bedroom, three further bedrooms and re fitted bathroom. Externally are front and south facing rear gardens and ample off road parking. With no onward chain, viewing is strongly advised



# 116 BEVERLEY AVENUE

- Four/Five Bedroom Staggered Terrace
- Popular location close to amenities and transport
- Well presented throughout
- Extended kitchen/breakfast room
- D/glazed & gas c/heating
- Front & rear gardens
- Ample off road parking



## Entrance lobby

With radiator and stairs to first floor, part glazed door to;

## Lounge/Dining Room

25'9" x 11'5"

Large dual aspect room with double glazed bow window to front aspect and double glazed patio doors to rear garden, television point, radiators and arch to;

## Kitchen/Breakfast Room

16'5" x 10'10"

Double glazed window and door to rear aspect, re fitted with a range of eye and base level units with work surfaces over, integrated gas hob with fan oven beneath and extractor above, further integrated under counter fridge, dish washer and washing machine, tiled splash backs & flooring, radiator and under stair store cupboard.

## Bedroom Five

15'11" x 8'4"

Double glazed window to front aspect, radiator and door to

## En-suite

With shower cubicle, wash basin and low level WC, tiled wash area and radiator

## First floor landing

Store cupboard and loft access, doors to;

## Master Bedroom

17'11" x 8'11"

Dual aspect room with double glazed windows to front and rear aspects, fitted wardrobes to one wall, dresser unit and radiator.

## Bedroom two

13'3" x 9'5"

Double glazed window to front aspect and radiator

## Bedroom three

11'3" x 8'6"

Double glazed window to rear aspect and radiator

## Bedroom four

10'2" x 6'9"

Double glazed window to rear aspect and radiator

## Bathroom

Double glazed window to rear aspect, re fitted with white suite comprising panelled bath with shower over and glazed shower screen, wash basin and low level WC, tiled walls and flooring and towel rail radiator.

## Externally


To the front of the property is a lawned garden and full length block paved driveway.

To the rear is an enclosed south facing garden, laid mainly to lawn with paved patio, borders, external tap and power point and garden shed.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		67	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

**EPC Rating: D    Council Tax Band: B**

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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

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