



48 Station Road

Higham-On-The-Hill, Nuneaton, CV13 6AG

Offers In The Region Of £289,950

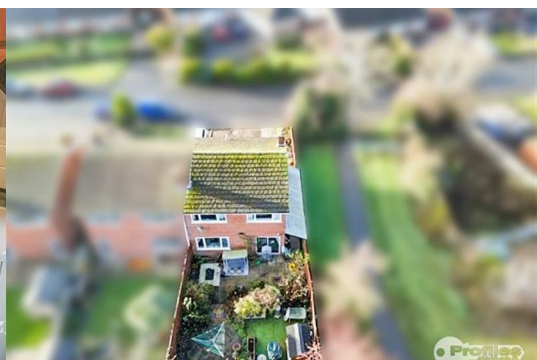


An extended and generously proportioned three/ four bedroom semi-detached home, ideally situated in a picturesque village location.

The property benefits from gas central heating via a combination boiler, PVCu double-glazed windows, cavity wall insulation, a water meter, and low-maintenance PVCu fascia and soffits, open plan lounge/ dining room, family room /bedroom 4, country style breakfast kitchen (with solid oak doors), 3 bedrooms and bathroom with shower and open side aspect.

Perfectly positioned for commuters, the property offers convenient access to major road links including the A5, M69, M1 and M6.

NO CHAIN



Recessed porch. 3'0" x 2'9". (0.92 x 0.85.)
Outside light point.

Reception hall. 16'1" (max) x 11'3" (max) (4.92 (max) x 3.45 (max))
Staicase with quarter landing, understairs cupboard, ceramic tiled floor, radiator and obscure PVCu double glazed door.

Guest cloakroom (front). 6'1" x 2'6" (1.86 x 0.77)
Suite in white, wash hand basin, low flush wc, ceramic tiled floor and obscure PVCu double glazed window.

Extended breakfast kitchen (front). 16'7" (max) x 9'1" (max). (5.08 (max) x 2.78 (max).)
Stainless sink sink, range of base and wall units (10 base and 8 wall), larder cupboard, associated work surfaces, split level gas hob, electric (fan assisted) oven, integrated fridge and freezer, extractor hood, plumbing for a washing machine, PVCu double glazed window, obscure PVCu double glazed side door and radiator.

Family room (front). 11'8" x 7'6". (3.58 x 2.31.)
PVCu double glazed window, laminate floor and radiator.

Spacious lounge/ dining room (rear). 21'0" (max) x 13'1" (max). (6.42 (max) x 3.99 (max).)
White anodised double glazed sliding patio doors. PVCu double glazed window and radiators.

First floor landing. 10'1" (max) x 8'11" (max). (3.09 (max) x 2.73 (max).)
Linen cupboard with a wall mounted gas fired combination boiler (Worcester Junior 28i), and roof void acces hatch leading to a partially boarded roof void via retractable aluminium ladder.

Bedroom 1 (rear). 14'0" (min) x 10'2". (4.28 (min) x 3.12.)
Fitted double wardrobe, twin single wardrobes, twin bed base units, radiator and PVCu double glazed window.

Bedroom 2 (rear). 10'9" x 10'8". (3.28 x 3.27.)
PVCu double glazed window, radiator, fitted double wardrobe with full length sliding mirrored doors, further 3/4 double wardrobe with integrated base drawers.

Bedroom 3 (front). 10'4" x 6'11". (3.17 x 2.13.)
PVCu double glazed window, radiator and fitted double wardrobe with mirrored doors.

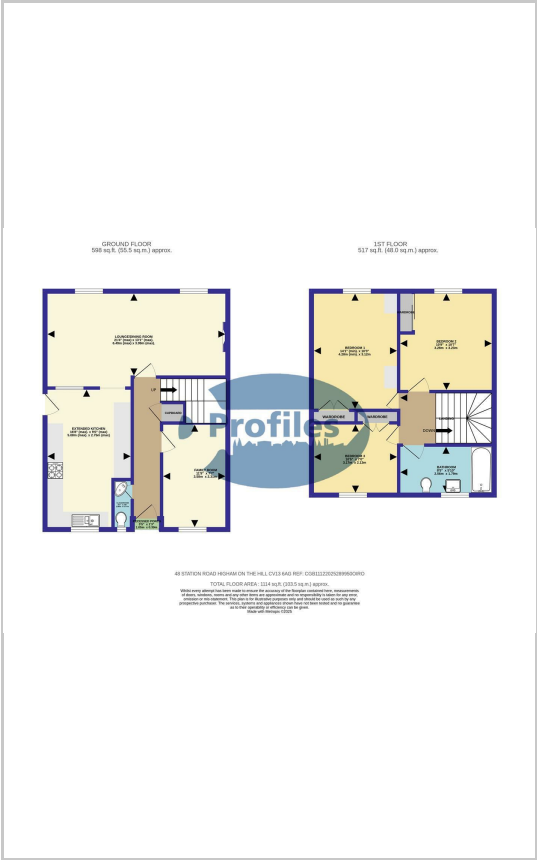
Bathroom (front). Fully tiled. 8'4" x 5'10". (2.56 x 1.79.)
Full suite in white, panel bath with an electric shower, wash hand basin. low flush wc, radiator and an obscure PVCu double glazed window.

Outside.
Front garden with a double width driveway with parking for 3 cars.
Enclosed rear garden with an established lawn, patio and herbaceous borders.

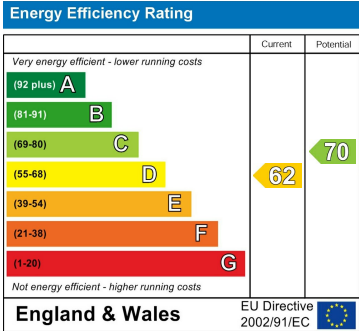
Area Map



Floor Plans



Energy Efficiency Graph



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