

OPENING DOORS SINCE 1843

Loveitts<sup>est. 1843</sup>  
THE ESTATE AGENTS



Southfield Close, Nuneaton, CV10 0BE  
Reduced To £350,000



4



1



1



D



## Southfield Close Nuneaton, CV10 0BE

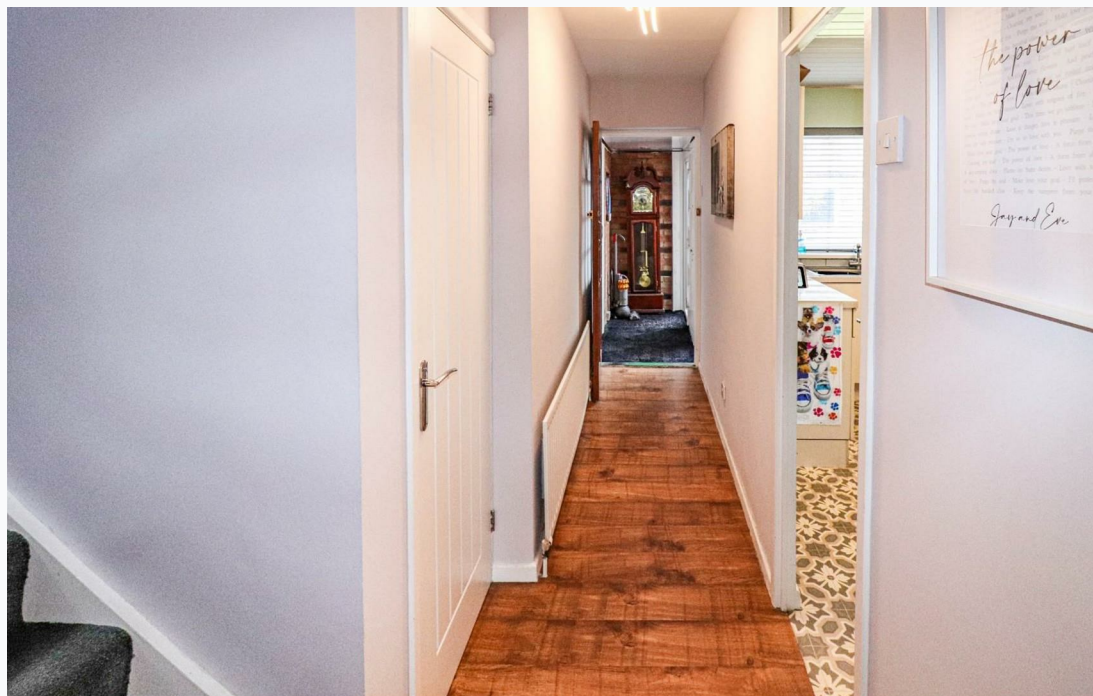
**\*\*\*FANTASTIC 'NEW PRICE'!\*\*\* VIEWING ESSENTIAL** to appreciate this spacious and well presented detached family home, located in the **HIGHLY REGARDED HIGHAM LANE SCHOOL CATCHMENT AREA** within ever popular Weddington, having good communication links to Nuneaton train station and the A5 providing access to the motorway network.

In brief the accommodation comprises entrance porch which provides access into the garage and leads into the entrance hall having staircase to the first floor and leads to the cloakroom W.C. Spacious lounge /dining room with a chimney breast incorporating a coal effect gas fire and PVCu double glazed rear door to the garden. Breakfast kitchen with a range of eye and base level modern high gloss units.

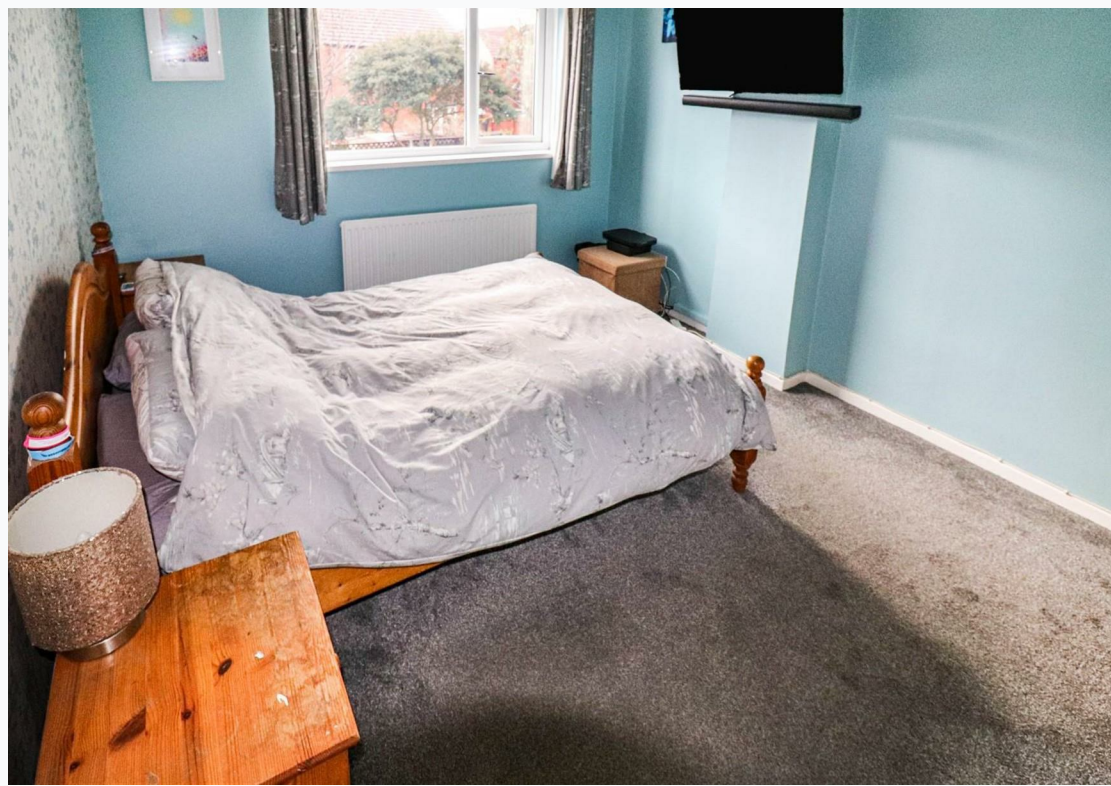
First floor landing provides access to four good size bedrooms and family bathroom having a modern white coloured suite which includes a panelled bath with shower unit above, pedestal hand wash basin and a low level W.C. The property also benefits from gas central heating with a combination boiler and PVCu double glazing where specified.

Outside the front garden is laid to lawn with a block paved double width driveway providing off road parking for vehicles and leads to the half integral garage. The enclosed rear garden is laid to lawn with a slate paved patio area and access to both sides of the property leading to the front elevation.

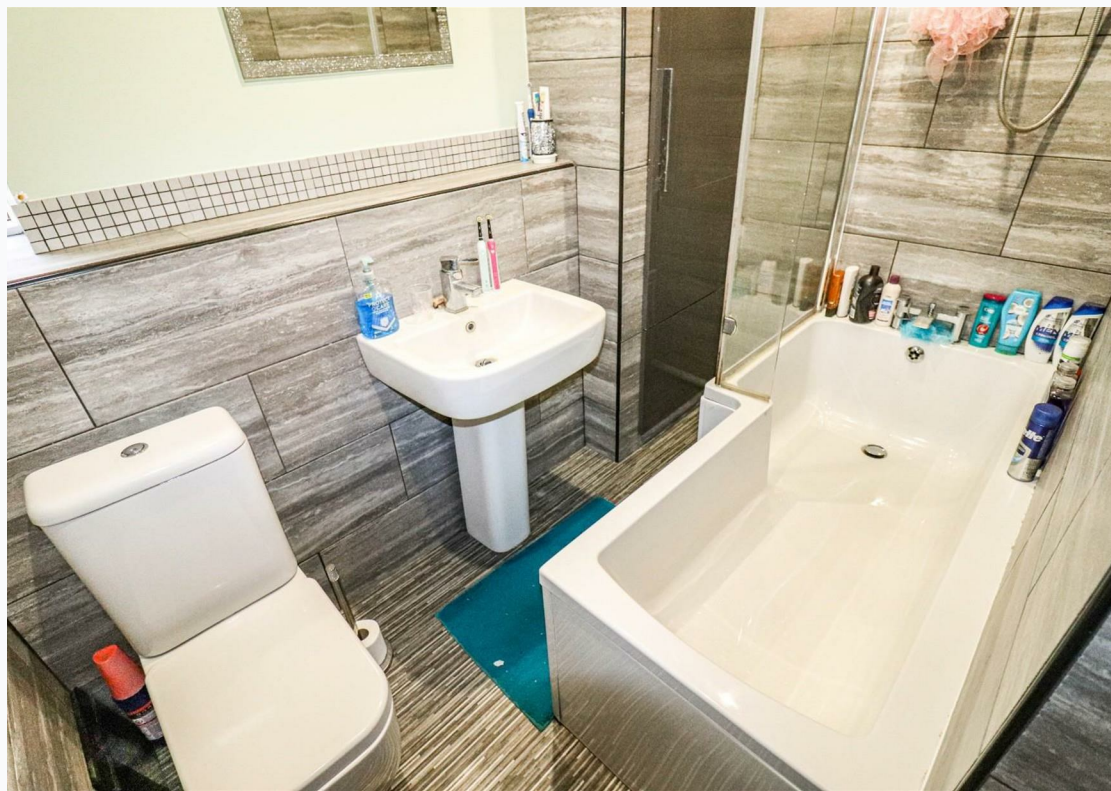
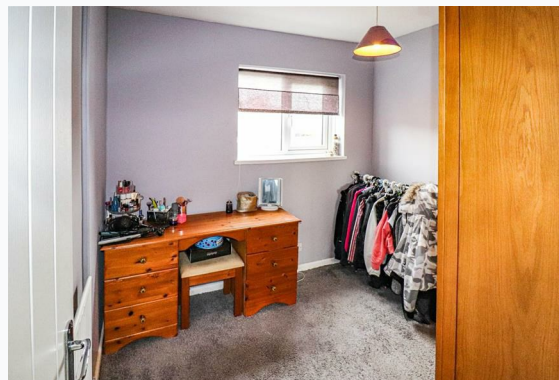
Internal viewing is highly recommended to fully appreciate the accommodation being offered for sale.







- Spacious Detached Family Home
- Entrance Porch & Entrance Hall
- Cloakroom W.C
- Lounge/Dining Room
- Breakfast Kitchen
- Four Bedrooms
- Modern Family Bathroom
- GFCH & PVCu Double Glazing
- Block Paved Drive & Half Integral Garage
- Higham Lane School Catchment Area



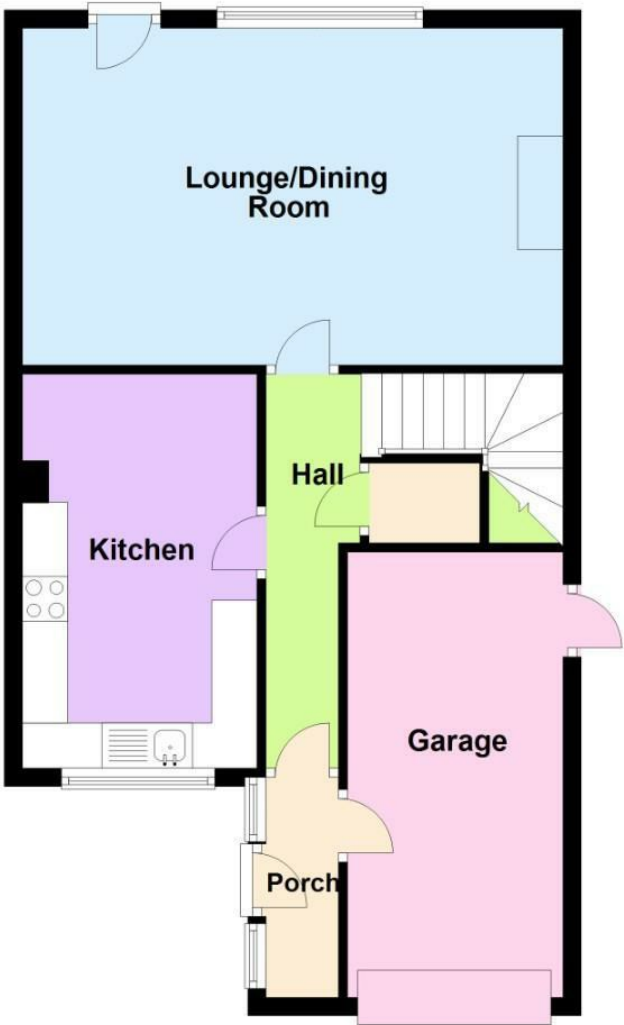


Floor Plan

Area Map

Ground Floor

Approx. 46.2 sq. metres (497.0 sq. feet)



First Floor

Approx. 47.8 sq. metres (515.0 sq. feet)



Total area: approx. 94.0 sq. metres (1011.9 sq. feet)



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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.



Nuneaton  
39 Church Street, Nuneaton CV11 4AD  
024 7634 7676

Registered in England & Wales Company no. 7558151