



wards
Residential

9 Hilary Bevins Close, Higham-On-The-Hill, CV13 6AQ
£220,000 - £240,000 Guide price

Freehold. NO CHAIN. A great opportunity to acquire this larger than average three bedroom semi detached house, located in the highly sought after village of Higham on the Hill, which benefits from a primary school and bus services to both Hinckley and Nuneaton town centres. The accommodation briefly comprises: Ground Floor: Entrance Hall, WC, Kitchen, Lounge/Diner and integral Garage. First Floor: three Bedrooms and Bathroom. Externally, to the front elevation there is a block paved driveway and, to the rear, there are enclosed gardens. UPVC double glazing and gas fired central heating.

Entrance Hall

With tiled floor and composite front door.

WC

Two piece white suite comprising pedestal sink and low flush WC.

Kitchen

5.08 x 2.45 Metres

Fitted with a good range of Farmhouse style base and wall units with brown granite worktops over and matching upstands. Belfast sink and extractor canopy hood. Metro tile splashbacks to the walls and tiled flooring. UPVC double glazed window to the front elevation and door to the side.

Lounge/Diner

3.95 x 6.38 Metres

With log burner on a slate hearth and laminate flooring. UPVC double glazed French doors to the rear and window.



Landing

With airing cupboard with gas fired central heating boiler.

Bedroom 1

4.22 x 3.11 Metres

With built in wardrobe and UPVC double glazed window to the rear.

Bedroom 2

3.27 x 3.19 Metres

With UPVC double glazed window to the rear.

Bedroom 3

2.1 x 3.11 Metres

With built in wardrobe and UPVC double glazed window to the front.

Bathroom

1.7 x 2.13 Metres

Fitted with a three piece white suite comprising pedestal sink, low flush WC and bath. Full height tiling and tiled floor. UPVC double glazed window to the front elevation.

Garage

With laminate flooring and up and over door.





Outside

To the front elevation, there is a blocked paved driveway providing off road car parking for several vehicles. To the rear, there are good sized gardens which are predominantly laid to lawn with a patio area. The gardens are enclosed by timber fencing and have gated access from the front elevation.



EPC Rating - D(59)

Council Tax Band - C

**Call 01455 251771 to make an appointment to
view this property**

GROUND FLOOR
595 sq.ft. (55.3 sq.m.) approx.

1ST FLOOR
473 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1068 sq.ft. (99.3 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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