



**91 Whittleford Road | Nuneaton | CV10 9JD**

**Asking Price Of £145,000**

\*\*\*GOOD SIZED TERRACED HOUSE IDEAL FOR FIRST TIME BUYER OR INVESTOR  
\*\*\*\*\*LOCATED IN POPULAR AREA OF NUNEATON\*\*\* In brief the property comprises; entrance hall, living room, kitchen, rear lobby, ground floor bathroom, and two bedrooms. Also benefiting from double glazing, gas central heating and slabbed low maintenance rear garden. Freehold. Council Tax Band A. EPC Rating C.

- Mid Terraced
- Two Bedrooms
- Living Room
- Kitchen
- Ground Floor Bathroom



## Property Description

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### ENTRANCE HALL

UPVC double glazed entrance door, fitted carpet, single central heating radiator, door leading to staircase.

### LOUNGE

14' 85" x 13' 02" (4.43m x 4.01m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator, cupboard housing meters.

### KITCHEN

9.26' 6.66" x 21' 10" (2.9m x 6.66m) Fitted with range of matching base units and wall cupboards, inset single drainer stainless steel sink unit, work surfaces with complimentary tiling to splash back areas, Wall mounted 'Worcester' boiler, gas oven with electric hob, extractor fan. UPVC double glazed window to side aspect.

### REAR LOBBY

UPVC double glazed rear door, tiled flooring, fitted storage cupboard.

### GROUND FLOOR BATHROOM

Panelled bath with shower over, pedestal wash hand basin, low level, central heating radiator, walls tiled to splash back areas, vinyl floor covering, UPVC double glazed window to side aspect.

### STAIRS AND LANDING

Having fitted carpet.

### BEDROOM ONE

14' 9" x 13' 1" (4.5m x 3.99m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator.

aspect, fitted carpet, single central heating radiator.

### BEDROOM TWO

9' 26" x 6' 65" (3.4m x 3.48m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator.

### REAR GARDEN

Slabbed low maintenance rear garden.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating C.

Low Flood Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick Construction.

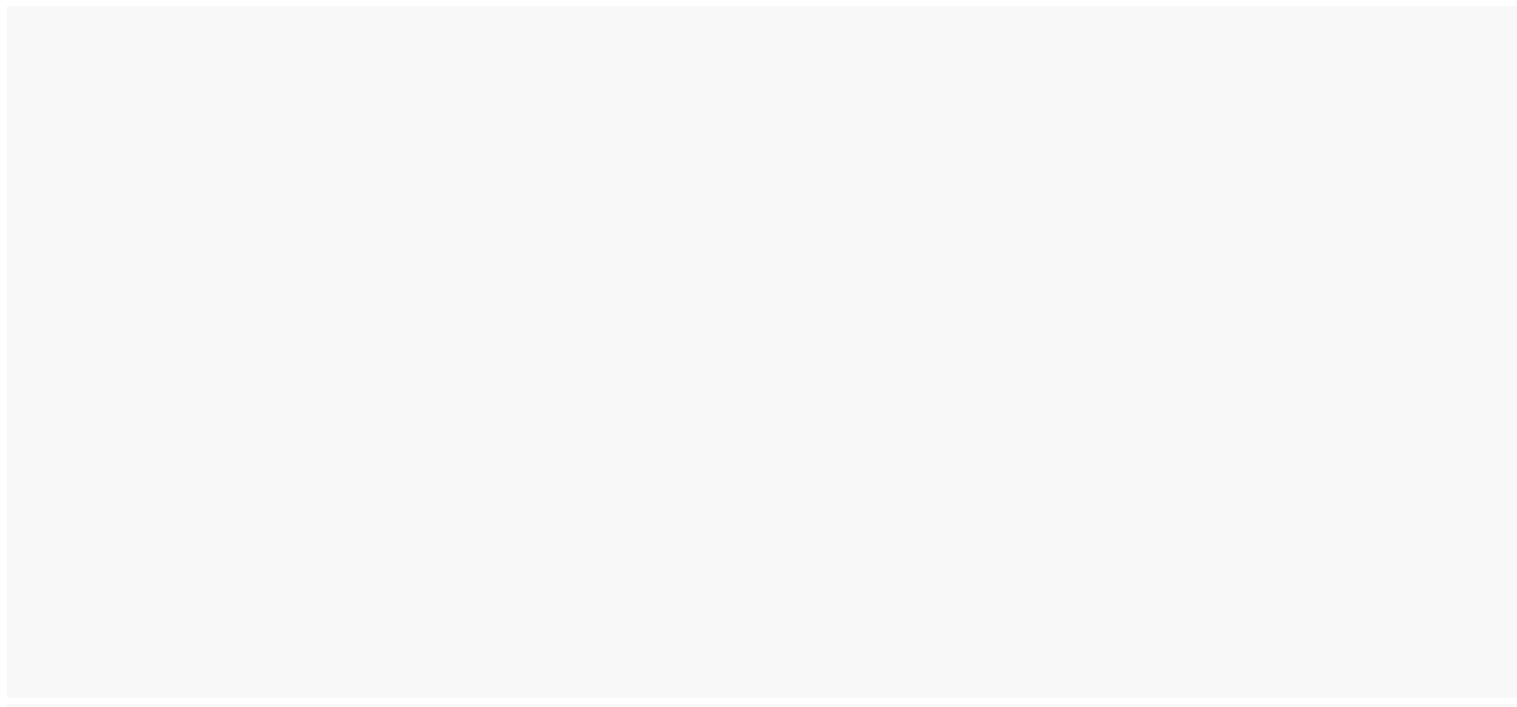
**TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion.

**SERVICES:** Russell Cope Estate Agents 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.

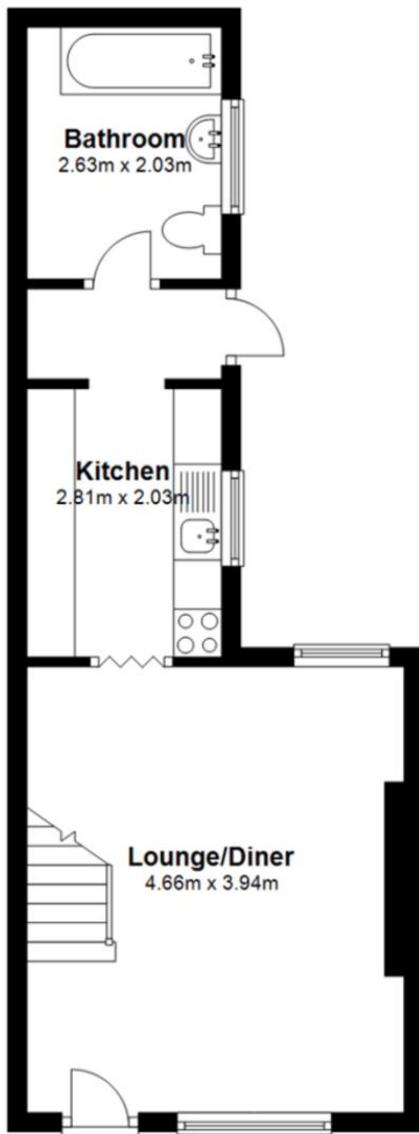
**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

**MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate.

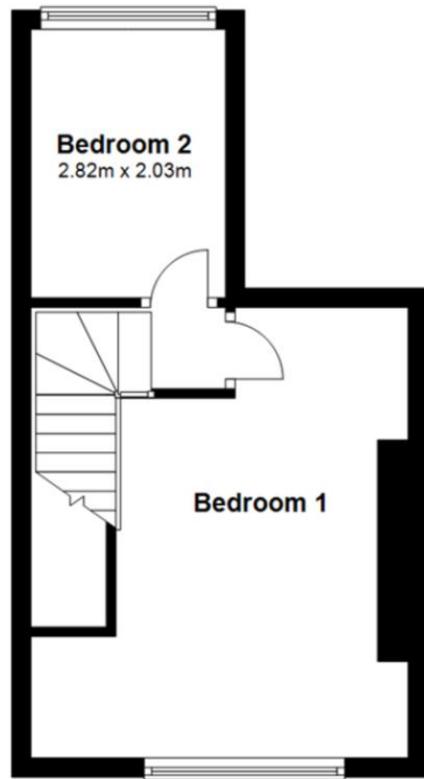
**VIEWING:** by prior appointment through the Sole Agents.



## Ground Floor



## First Floor



## Tenure

Freehold

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## Council Tax Band

A

## Viewing Arrangements

Strictly by appointment

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