



Rochester Close, Nuneaton, CV11 5XL

Property Description

*** FIRST TIME PURCHASE OR RENTAL INVESTMENT? *** You decide. This is a modern end mews residence situated in a small cul de sac location just off Kenilworth Drive, close to the canal and in the popular Weavers Green area.

The property would make a great rental opportunity with rentals achieved nearby circa £700 pcm or the first time buyer looking to just drop the furniture in and offers easily managed accommodation with electric heating, upvc double glazing, car pull on to the side for two / three vehicles and is only a short walk from nearby amenities and the town centre.

Briefly comprising: Entrance hall, lounge with fireplace and electric fire, refitted dining kitchen, landing, two bedrooms and modern bathroom with jacuzzi bath. Low maintenance gardens and car pull on to the side.

EPC RATING D.





Key Features

- Modern end mews residence
- Central location close to town
- Excellent first time or investment buy
- Lounge & Dining kitchen
- Two bedrooms & bathroom with jacuzzi bath
- Car pull on & low maintenance gardens
- Viewing recommended
- EPC RATING D

Asking Price
£170,000

ENTRANCE HALL

LOUNGE

11'7 x 16'10

DINING KITCHEN

11'7 x 9'2

LANDING

BEDROOM ONE

11'8 x 9'3

BEDROOM TWO

9'0 plus wardrobe depth x 10'0

BATHROOM

8'7 x 4'9

OUTSIDE

To the front of the property is a walled forecourt with loose stones and paved edging, canopy porch over the front door and to the side is a driveway providing motor vehicle parking for two / three vehicles. The low maintenance rear garden has a paved patio, dwarf walling with mainly loose stoned area beyond with stepping stone path, fenced boundaries, gate to the side and security light.

DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

GENERAL INFORMATION

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

SERVICES: Electric, water and mains drainage are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins 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.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: B

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.

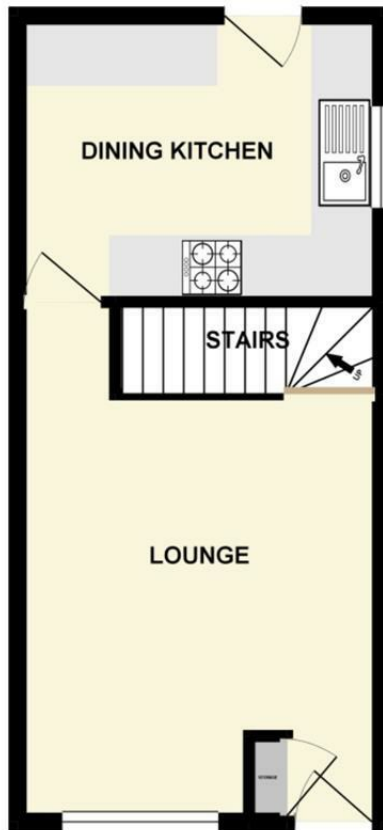




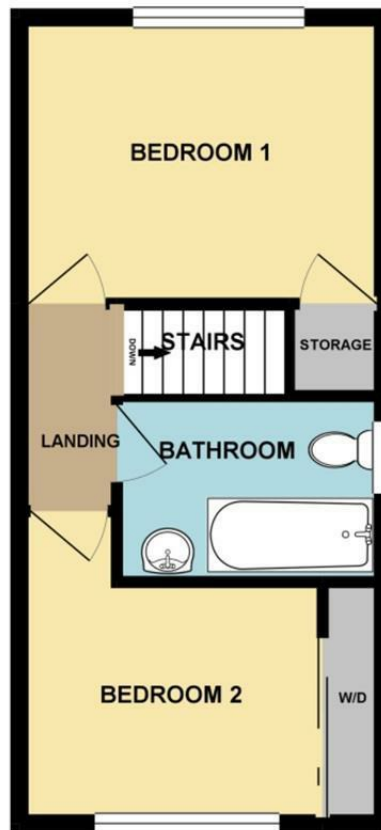


Floorplan

GROUND FLOOR 306.42 sq. ft.
(28.47 sq. m.)



1ST FLOOR 306.42 sq. ft.
(28.47 sq. m.)



TOTAL FLOOR AREA : 612.85 sq. ft. (56.94 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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EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -
NBBC

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