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Woburn Drive, , Nuneaton CV10 7HZ
Offers Over £180,000

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**** GREAT PROJECT WITH EXCELLENT POTENTIAL **** In need of refurbishment throughout this three bedroom semi-detached home offers great value and would make a great investment or a first time home for someone wanting a home to put their own stamp on. The property is located in a quiet cul-de-sac and is within walking distance to the George Eliot hospital and easily accessible to local amenities. There is a spacious reception room with feature fireplace and patio doors leading to the rear lean-to, large kitchen with range of wall and base units and to the first floor are three well-proportioned bedrooms and the family bathroom comes with a three piece suite to include a shower cubicle. Other features include double glazing, central heating and externally there is a covered carport, garage, patio garden to the rear and driveway to the front.

Kitchen
9'0" x 15'9" (2.75m x 4.82m)

Double glazed window to front, spacious kitchen with built in under-stair storage

Living Room
10'11" x 15'7" (3.34m x 4.77m)

Double glazed patio doors to sun room, impressive size with feature fireplace.

Sunroom
13'5" x 15'2" (4.10m x 4.64m)

Sunroom with views to rear and access to car port.

Bedroom 1
10'7" x 9'0" (3.24m x 2.75m)

Double glazed window to front, double room with carpet, fitted wardrobes and built in storage.

Bedroom 2
12'5" x 8'2" (3.81m x 2.49m)

Double glazed window to rear, double room with carpet and fitted wardrobes.

Bedroom 3
8'0" x 6'10" (2.46m x 2.09m)

Double glazed window to rear, double room with carpet.

Garage and Car Port
50'1" x 8'9" (15.27m x 2.68m)

Secure car port to side leading to the garage with electric supply.

Tenure - Freehold

The agent has been informed that the property is offered freehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

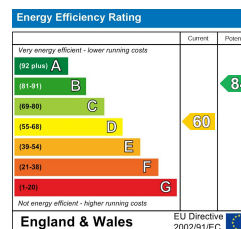
Viewings

Viewings are strictly by appointment only via Archer Bassett.



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