



68 Bermuda Village, Nuneaton, CV10 7PN
£160,000

cartwright
hands

68 Bermuda, Village

Nuneaton

- Two Bedrooms
- Living Room
- Fitted Kitchen
- Downstairs Bathroom
- Tenure Freehold
- EPC D (67)
- Council Tax Band A Nuneaton & Bedworth

This is an ideal first time buyer or investment property, situated within close proximity to the George Eliot Hospital as well as town centre. The property has been fully renovated throughout and features: Living room, fitted kitchen, bathroom, two bedrooms, garden to front and rear. The property is offered with no onward chain.



On the ground floor

Lounge

Door to front, window to front, fireplace, radiator.

Stairs to first floor

Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, integrated electric oven and hob with cooker hood. Door to inner lobby.

Inner Lobby

Double glazed door to rear, door to bathroom.

Downstairs Bathroom

Opaque double glazed window to side, panelled bath with mixer shower, low level WC, wash hand basin, radiator.

On the first floor

Landing

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Garden

Patio area leading to level lawn enclosed by timber fence boundary.



Ground Floor

Approx. 35.3 sq. metres (380.2 sq. feet)



First Floor

Approx. 30.2 sq. metres (325.5 sq. feet)



Total area: approx. 65.6 sq. metres (705.7 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



Telephone: 02476 350 700
Email: sales@cartwriighthands.co.uk
59 Coton Road, Nuneaton, CV11 5TS

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