



98 Ivanhoe Avenue, Nuneaton, CV11 4RJ

Offers Over £190,000

cartwright
hands

98 Ivanhoe Avenue

Nuneaton

- Lounge/diner
- Fitted Kitchen
- Large Wet Room
- Large Garden
- Freehold
- EPC C (70)
- Council Tax Band A Nuneaton & Bedworth

This spacious three bedroom family home is situated in a convenient location with easy access to the city centre. The accommodation features: entrance hall, lounge/diner, fitted kitchen, three bedrooms and a large wet room. Externally there is a driveway to the front and a large garden to the rear.



Accommodation Comprises

On the First floor

Entrance Hall

Door to front, door to lounge/diner, kitchen, stairs to first floor, walk in storage cupboard (could be converted to WC) Radiator.

Lounge/Diner

Double glazed windows to front and rear, TV point, radiators.

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 tumble dryer, gas cooker point, space for fridge/freezer, door to rear garden.

On the first floor

Landing

Bedroom one

Double glazed window to front, radiator.

Bedroom two

Double glazed window to rear, radiator.

Bedroom three

Double glazed window to front, radiator.

Wet Room

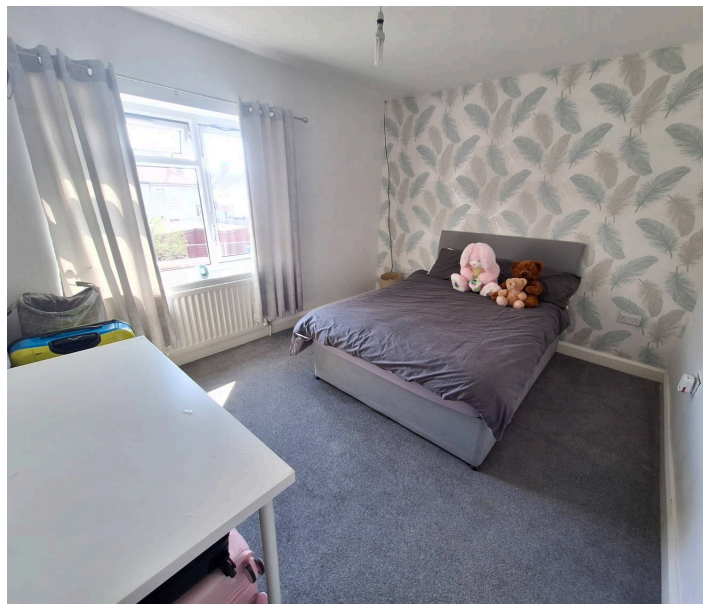
Opaque double glazed window to rear, electric shower, low level WC, wash hand basin.

Garden

Mainly laid to patio, enclosed by timber fence boundary.

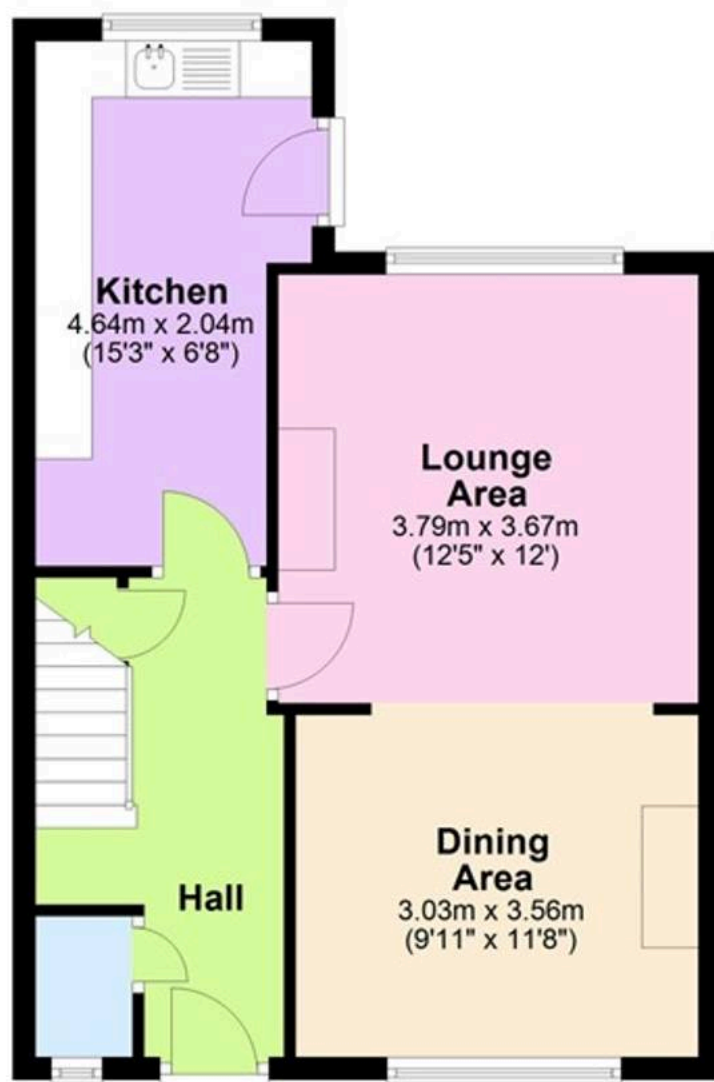
Parking

There is off road parking space to the front of the property.



Ground Floor

Approx. 45.4 sq. metres (488.8 sq. feet)



First Floor

Approx. 49.4 sq. metres (531.2 sq. feet)



Total area: approx. 94.8 sq. metres (1020.1 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.

Money Laundering

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.

Disclaimer

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.

The logo for Cartwright Hands is located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

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1. MONEY LAUNDERING REGULATIONS 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 no delay in agreeing the sale. 2. Theses particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.