



43 Sudeley Road, Nuneaton, CV10 7AJ
£215,000

cartwright
hands

43 Sudeley Road

Nuneaton

- 3/4 Bedrooms
- Lounge
- Kitchen/diner
- Utility Room
- Two Shower Rooms
- Driveway
- Freehold
- EPC C (72)
- Council Tax Band A Nuneaton & Bedworth

This beautifully presented family home is situated in a convenient location within easy reach of the City Centre and George Eliot Hospital. The property is a steel frame construction (None Standard) which has been extended to the rear and side the extension (Standard Construction) The accommodation features: entrance porch, entrance hall, lounge, kitchen/diner, utility room, downstairs bedroom/snug, downstairs shower room, three bedrooms on the first floor and a second shower room. Externally there is off road parking space to the front and a well maintained garden to rear.



Accommodation Comprises

On the ground Floor

Entrance Porch

Double glazed door to front and double glazed window to front, door to hallway.

Entrance Hall

Stairs to first floor, door to lounge & kitchen/diner.

Lounge

Double glazed bay window to front, TV point, fireplace, radiator, doors to kitchen/diner.

Kitchen/Dining Room

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl sink and drainer, integrated four ring gas hob with cooker hood, integrated electric oven and integrated microwave, space for dishwasher, radiator, Bi-fold doors to rear garden, door to utility room.

Utility Room

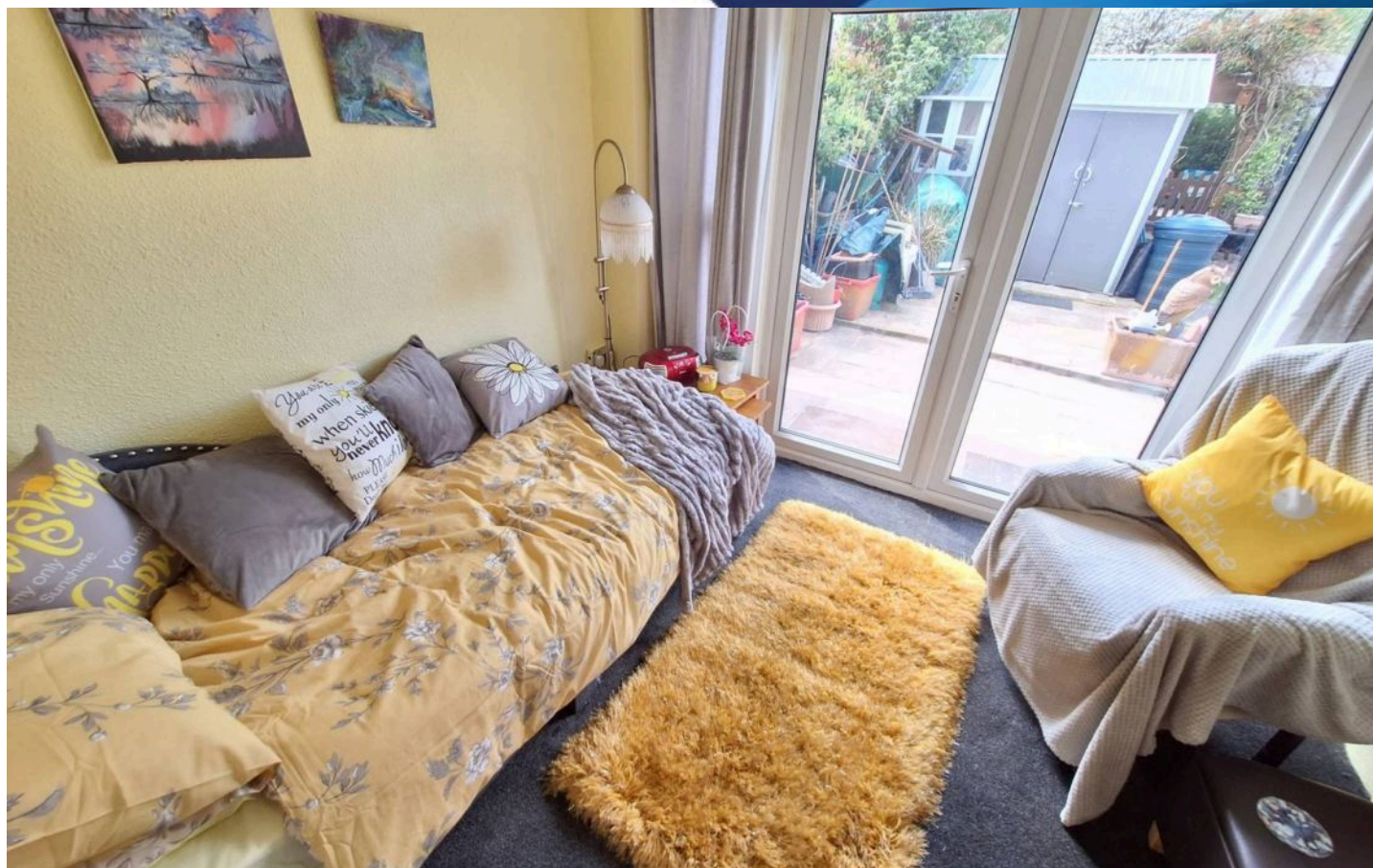
Opaque double glazed door to front, double glazed window to front, range of wall and base unit cupboards, plumbing for washing machine, space for tumble dryer, single bowl stainless steel sink and drainer, radiator, door to bedroom 4/snug, door to shower room.

Downstairs shower room

Shower cubicle with mains shower, low level WC, wash hand basin, Velux window.

Bedroom 4/Snug

Double doors to rear garden.



On the first Floor

Landing: Doors to bedrooms and shower room.

Bedroom 1

Double glazed window to front, built in wardrobes, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator.

Shower Room

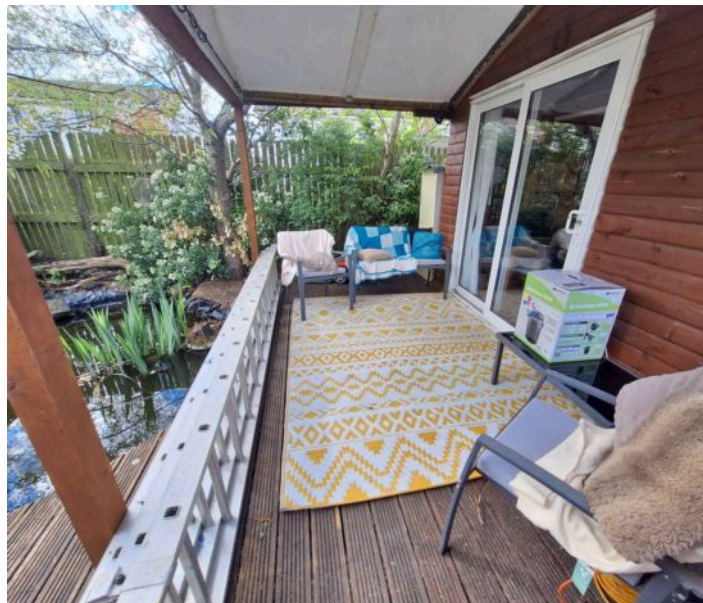
Opaque double glazed window to rear, shower cubicle with shower, low level WC, wash hand basin.

Rear Garden

Patio seating area, flower beds with plants, flowers and bushes, pond, summer house with decked seating area.

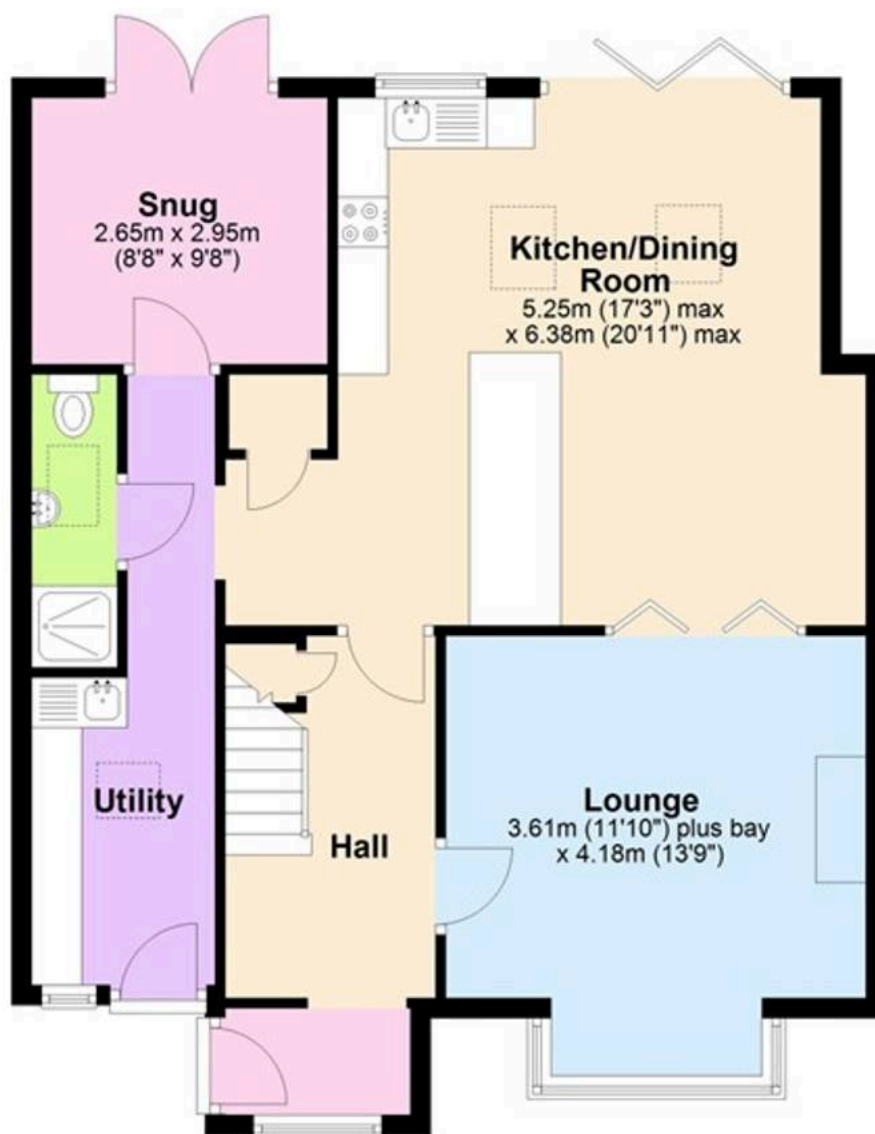
Driveway

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



Ground Floor

Approx. 75.9 sq. metres (817.0 sq. feet)



First Floor

Approx. 40.3 sq. metres (433.9 sq. feet)



Total area: approx. 116.2 sq. metres (1250.8 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 Note

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 a stylized 'C' shape. The top half of the 'C' is red with the word 'cartwright' in white lowercase letters. The bottom half is blue with the word 'hands' in white lowercase letters. The entire logo is outlined in white.

cartwright
hands

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

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.