



12 St. Peters Drive, Galley Common, CV10 9NE
£270,000

cartwright
hands

12 St. Peters Drive

Galley Common, Nuneaton

- Three Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory
- Shower Room
- Garden
- Freehold
- EPC D (65)
- Council Tax Band C

Beautifully presented semi-detached bungalow situated in a quiet cul-de-sac location. This bungalow features: entrance porch, entrance hall, lounge, conservatory, fitted kitchen, three bedrooms, shower room. Externally there is an easy maintenance garden to the rear, parking space for 2 cars, well maintained gardens to front and side.



Porch Entrance

Double glazed door to front, double glazed windows.

Entrance hall

Double glazed door to front, doors to bedrooms, lounge, kitchen and shower room.

Bedroom one

Double glazed window to front, radiator.

Bedroom two

Double glazed window to front, radiator.

Bedroom three

Double glazed window to side, radiator.

Lounge

Sliding double glazed doors to conservatory, TV point, radiator.



Conservatory

Double glazed windows to rear and side, double doors to rear garden.

Kitchen

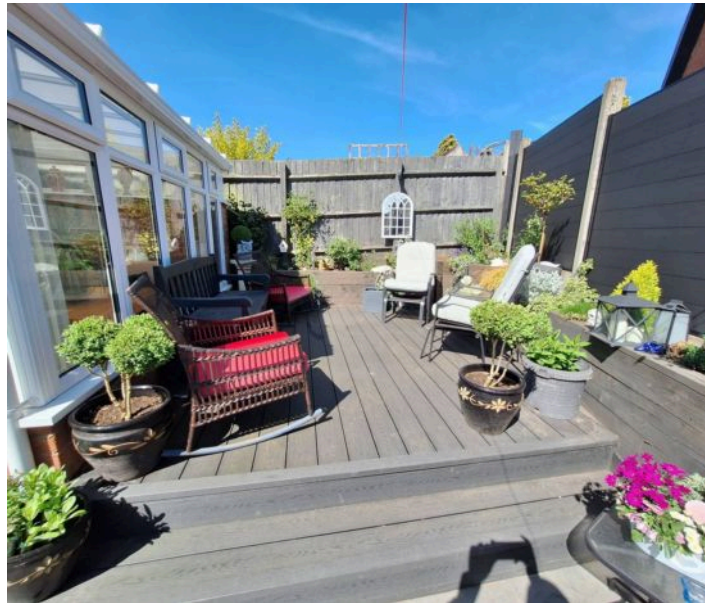
Double glazed window to side, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, integrated five ring gas hob with cooker hood, integrated electric oven, plumbing for washing machine, integrated fridge/freezer, double glazed door to garden.

Shower Room

Opaque double glazed window, shower cubicle with mains shower, low level WC, wash hand basin, extractor fan.

Garden

Patio area leading to raised seating area, enclosed by timber fence boundary and gated side access to parking space.



Ground Floor

Approx. 77.3 sq. metres (832.4 sq. feet)



Total area: approx. 77.3 sq. metres (832.4 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 shou

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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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.