



59 Church Lane, Nuneaton, CV10 0EY  
£250,000

cartwright  
hands



# 59 Church Lane

Nuneaton

- Three Bedrooms
- Lounge
- Kitchen
- Shower Room
- Garden
- Freehold
- EPC E (47)
- Council Tax Band C

Situated in a quiet and sought after cul-de-sac location, this three bedroom chalet bungalow features: entrance hall, lounge, kitchen, two ground floor bedrooms and one upstairs bedroom, shower room. Covered storage area to side. Garden to the rear and driveway to the front. The property is offered with no onward chain.





## **Accommodation comprises**

On the Ground Floor

### **Hall**

Door to side, door to lounge, kitchen, shower room and ground floor bedrooms. Cupboard housing immersion tank, cupboard housing fuse box and electric meter.

### **Kitchen**

Double glazed window to front & side, range of wall and base unit cupboards and drawers, breakfast bar, one and quarter bowl sink and drainer, plumbing for washing machine, space for fridge, cooker point with cooker hood.

### **Lounge**

Double glazed window to front, TV point, fireplace, radiator.

### **Bedroom Two**

Double glazed window to rear, radiator.

### **Bedroom Three**

Double glazed window to rear, radiator.

### **Shower Room**

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

### **On the First Floor**

Leading to

### **Bedroom one**

Double glazed window to side, storage cupboards built into the eaves, radiator.

### **Rear Garden**

Patio seating area, leading to level lawn, flower beds with flowers and plants, timber garden shed, timber fence boundary.

### **Parking**

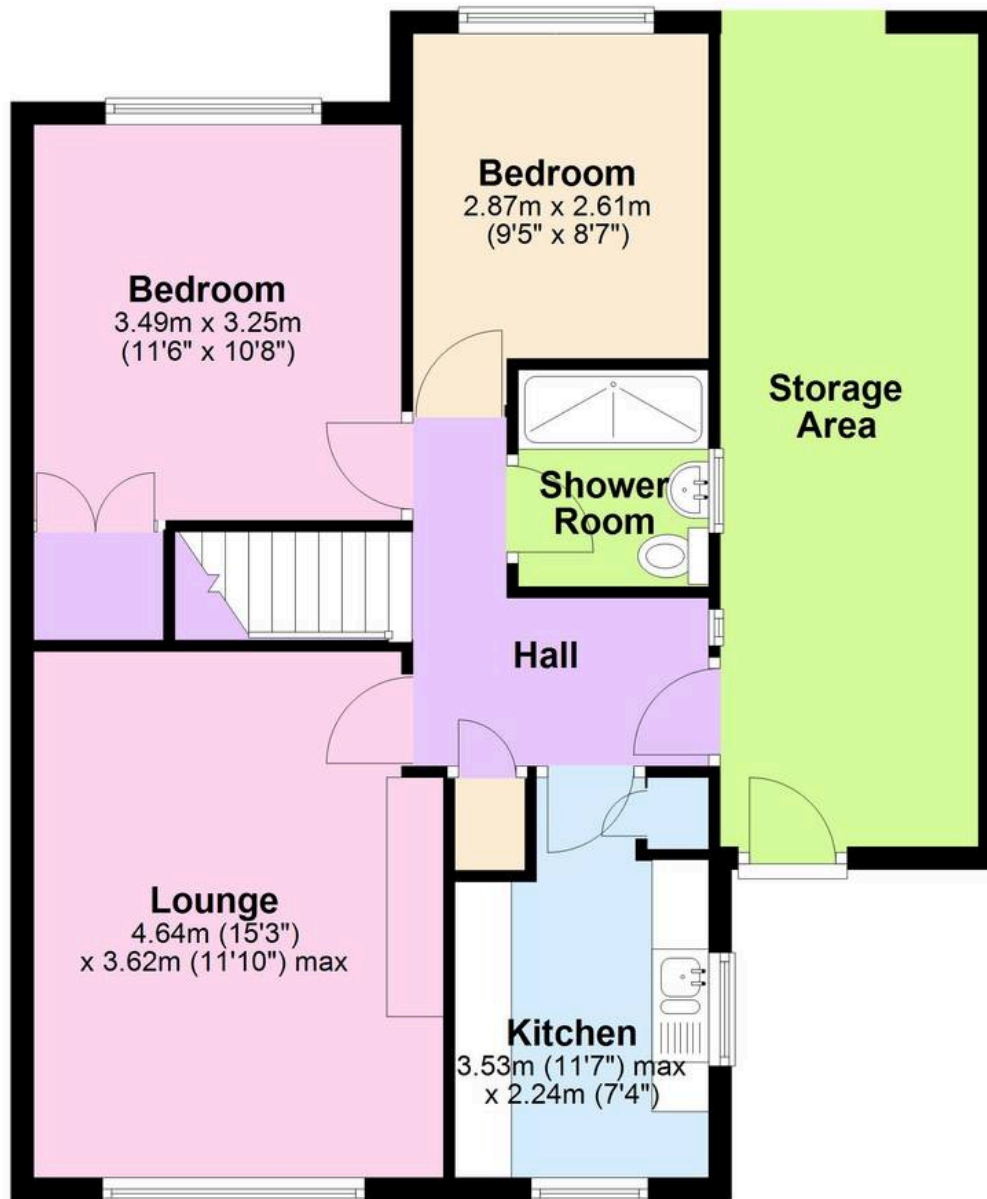
There is a driveway to the front of the bungalow and a car port to the side of the property.





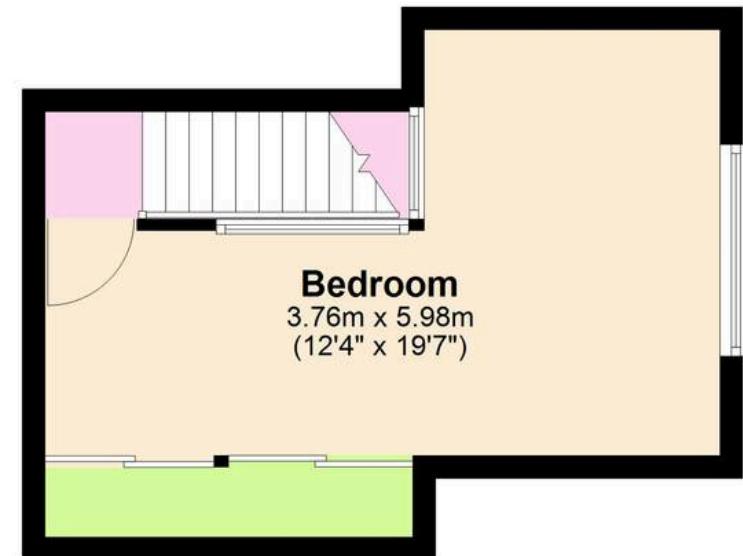
## Ground Floor

Approx. 74.6 sq. metres (802.7 sq. feet)



## First Floor

Approx. 22.4 sq. metres (241.0 sq. feet)



Total area: approx. 97.0 sq. metres (1043.8 sq. feet)



### 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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