



5 Keswick Close, Nuneaton, CV11 6ER

Offers Over £500,000

cartwright
hands

5 Keswick Close

Nuneaton

- Four Bedrooms
- Two Reception Rooms
- Kitchen Diner
- Utility Room
- Downstairs WC
- Master with En Suite
- Garage & Driveway
- Backing Onto Buttermere Park
- Freehold
- EPC C (71)
- Council Tax Band E

Beautifully presented detached family home situated in this sought after location with pleasant views over Buttermere Park to the rear. The accommodation features: entrance hall, living room, second reception/dining room, kitchen/diner, utility room, downstairs WC, three bedrooms on the first floor, study, bathroom, master bedroom with en-suite shower room on the second floor. Externally there is a driveway and garage to the front and a private and well maintained garden to the rear backing onto Buttermere Park and is in the Higham Lane school catchment area.



Accommodation comprises

On the Ground Floor

Hallway

Door to front, stairs to first floor, built in cupboard for shoes and coats, radiator, door to lounge, WC & inner lobby.

Lounge

Double glazed window to front, fireplace, TV point, radiator, double doors to dining room.

Dining Room

Double doors to rear garden, TV point, radiator, Velux window, double doors to kitchen.

Kitchen

Double glazed window to side, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, integrated dishwasher, space for american style fridge/freezer, integrated four ring electric hob with cooker hood, integrated double oven, breakfast bar, radiator, two Velux windows, double doors to rear garden.

Utility

Velux window, range of wall and base unit cupboards, Belfast sink with mixer tap, plumbing for washing machine, space for tumble dryer, radiator, door to garage.

Garage

Light and power, up & over door to front.



On the First Floor

Landing

Study

Double glazed window to front.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

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

Bedroom Four

Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to side, panelled bath with mains shower, low level WC, wash hand basin, heated towel rail.

On the Second Floor

Leading to

Bedroom One

Double glazed window to rear, built in wardrobes, TV point, radiator, door to En-suite shower room.

En-suite

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

Garden

There is private enclosed rear garden decked seating area and Astro turf area enclosed by hedge and timber fence boundary and gated access to Buttermere Park.



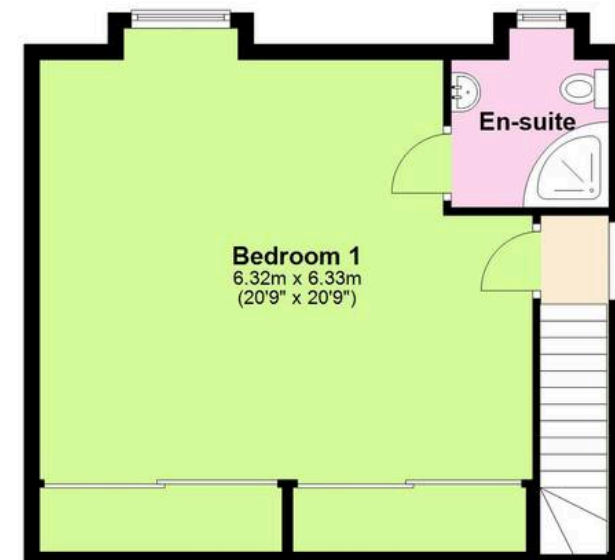
Ground Floor



First Floor



Second Floor



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.

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.