



19 Hemsworth Drive, Bulkington, CV12 9PE  
£300,000

cartwright  
hands



# 19 Hemsworth Drive

## Bulkington

- Three Bedrooms
- Lounge/Diner
- Kitchen
- Bathroom
- Driveway
- Garden
- Freehold
- EPC D (64)
- Council Tax Band C

This very well presented Semi Detached family home is situated in this sought after location with views over Bulkington Recreation Grounds. The accommodation features: entrance hall, lounge, kitchen, three bedrooms and family bathroom. Externally there is a large garden to the rear with potential for extension subject to usual consents and there is a block paved driveway to the front of the property.





## **Accommodation Comprises**

On the Ground Floor

### **Entrance Hall**

Door to front, stairs to first floor, doors to lounge/diner & kitchen.

### **Lounge/Diner**

Double glazed window to front, TV point, fireplace, radiators, sliding double glazed door to rear garden.

### **Kitchen**

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer with mixer tap, integrated electric four ring hob with cooker hood, integrated electric oven, plumbing for washing machine, wall mounted gas central heating boiler, radiator, double glazed door to side.

### **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, built in cupboard, radiator.





### **Bathroom**

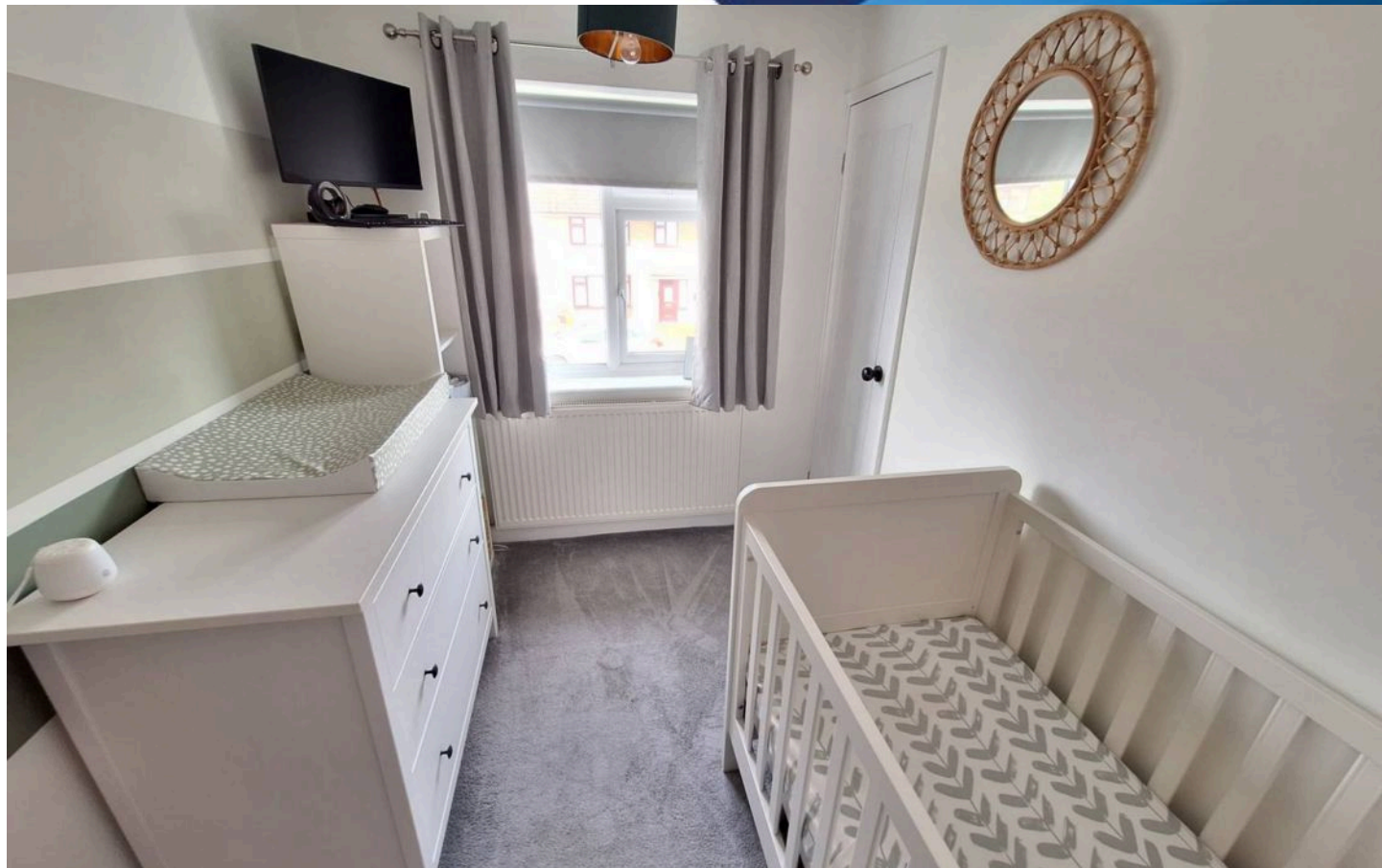
Opaque double glazed windows to side and rear, panelled bath, separate shower cubicle with mains shower, low level WC, wash hand basin with storage cupboards, heated towel rail.

### **Garden**

Large rear garden, patio area leading to level lawn, bark covered play area, outbuilding providing useful space could be used as an office/gym/games room/summer house etc.

### **Parking**

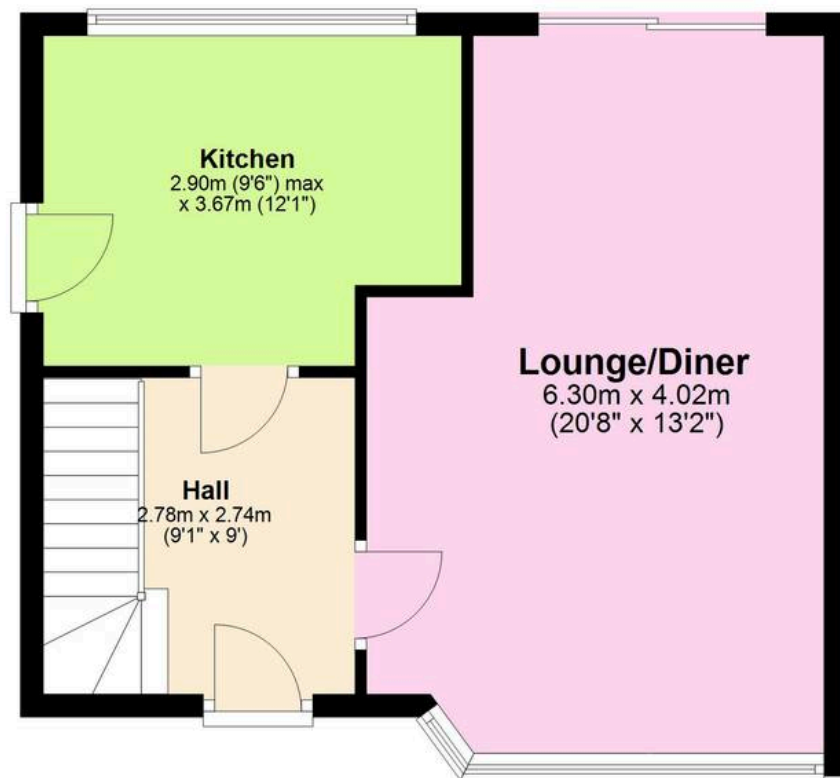
There is a block paved driveway to the front with electric charging point.



Ground Floor



First 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.



Telephone: 02476 350 700  
Email: [sales@cartwriighthands.co.uk](mailto: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.