



41 Bucks Hill, Nuneaton, CV10 9LG
£175,000

cartwright
hands

41 Bucks Hill

Nuneaton

- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Large Shower Room
- Large Garden
- Workshop
- EPC D (55)
- We understand the property is Freehold
- Council Tax Band A

This very well presented property situated towards the top of Bucks Hill with far reaching views over Nuneaton. The accommodation features: lounge, dining room, fitted kitchen, two double bedrooms, large shower room. Externally there is a large easy maintenance garden with double gates and a hard standing also a good size detached workshop.



Accommodation Comprises

On the Ground Floor

Lounge

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

Dining Room

Double glazed window to side, fireplace, radiator, steps down to kitchen.

Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and half bowl stainless steel sink and drainer, integrated fridge/freezer, integrated oven & microwave, integrated four ring electric hob with cooker hood, double glazed door to side providing access to rear garden.

Utility area

Wall mounted gas central heating boiler, plumbing for washing machine.

On the first floor

Landing

Bedroom One

Double glazed window to front and side, radiator.

Bedroom Two

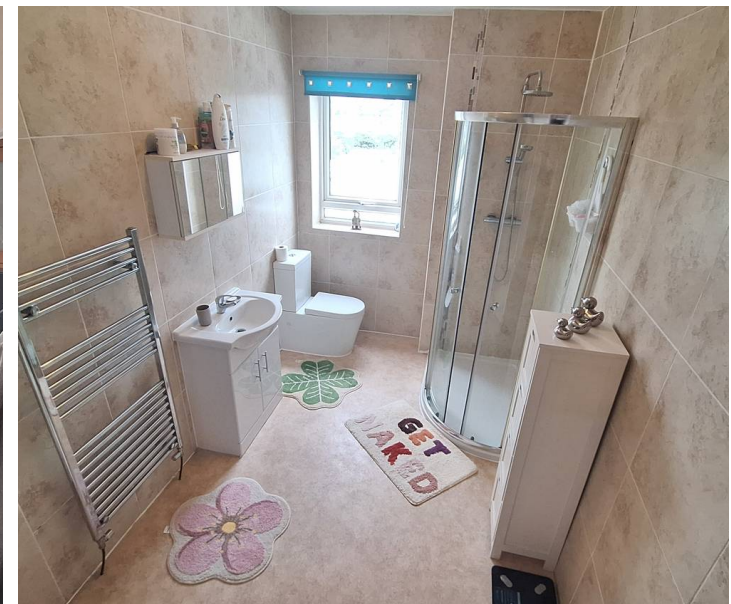
Double glazed window to side and rear with far reaching views over Nuneaton, radiator.

Shower Room

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

Rear Garden

Easy maintenance garden mainly laid to patio with lawned areas enclosed by timber fence and wall boundary, double gates provides access to hard standing, Large workshop.



Ground Floor

Approx. 48.9 sq. metres (526.9 sq. feet)



First Floor

Approx. 43.1 sq. metres (463.5 sq. feet)



Total area: approx. 92.0 sq. metres (990.3 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 should satisfy themselves with regard to their condition.



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.