



77 Gilfil Road, Nuneaton, CV10 7BT
£160,000

cartwright
hands

77 Gilfil Road

Nuneaton, CV10 7BT

- Three Bedrooms
- Lounge/Dining
- Kitchen
- Shower room
- Garden
- EPC E (49)
- We believe the property is Freehold
- Council Tax Band A

This three bedroom house is in need of updating and is situated in a quiet cul-de-sac location with easy access to the city centre. The accommodation features: entrance hall, shower room, lounge/dining room, kitchen, three bedrooms, enclosed garden to rear. The roof has been recently replaced.



Accommodation Comprises

On the Ground Floor

Entrance Hall

Door to front, stairs to first floor, doors to shower room and lounge/diner.

Shower Room

Double glazed window to front, shower cubicle with electric shower, low level WC, wash hand basin.

Lounge/Dining Room

Double glazed window to front, double doors to rear garden, fire place, TV point, radiator, door to kitchen.

Kitchen

Double glazed window to rear, range of wall and base unit cupboards, single bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, cooker point, door to rear garden.

On the first floor

Bedroom One

Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to rear, wall mounted gas central heating boiler, radiator.

Bedroom Three

Double glazed window to front, radiator.

Garden

Patio area, leading to level lawn enclosed by timber fence boundary and gated shared alleyway providing access to the front of the property.

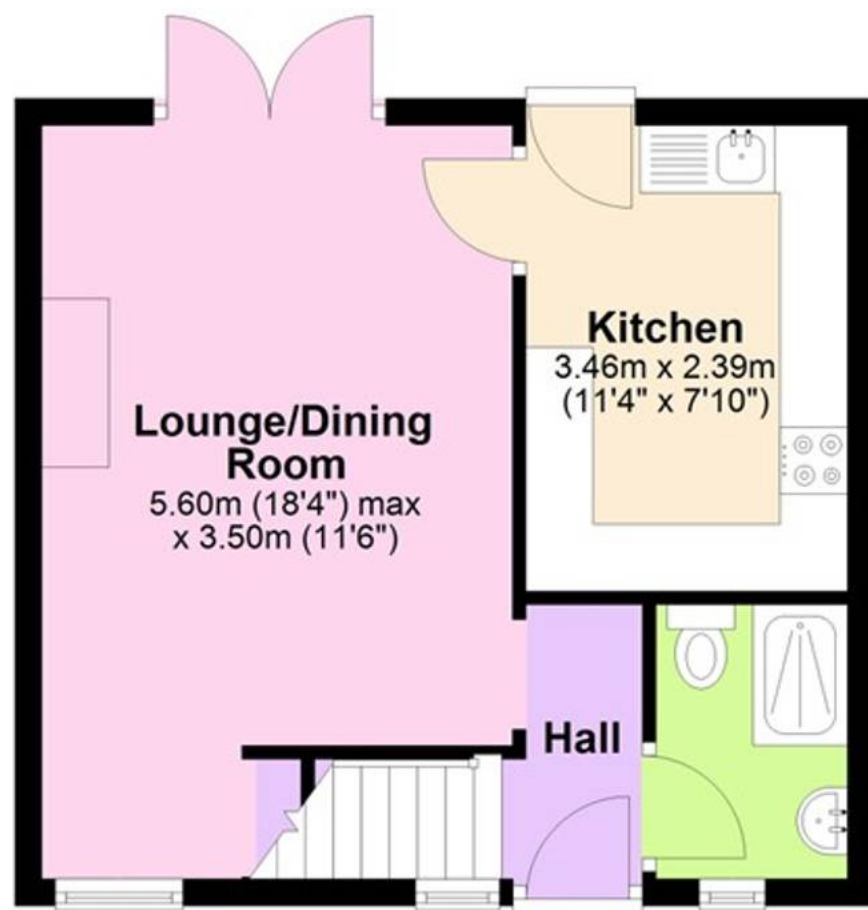
Services

We believe all mains services are connected to the property (not tested)



Ground Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



First Floor

Approx. 33.5 sq. metres (360.6 sq. feet)



Total area: approx. 67.0 sq. metres (721.1 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.

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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.



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