



24 Sunart Way, Nuneaton, CV10 9TB
£235,000

cartwright
hands

24 Sunart Way

Nuneaton

- Three Bedrooms
- Lounge
- Fitted Kitchen
- Conservatory
- Downstairs WC
- Bathroom
- Carport & Drive Way
- Freehold
- EPC C (72)
- Council Tax Band C

This semi-detached three bedroom family home is situated in quiet cul-de-sac location within easy reach of the local shops and amenities. The accommodation features: entrance hall, downstairs WC, lounge, fitted kitchen, conservatory, three bedrooms and bathroom. Externally there is a good size rear garden, to the front there is a driveway and car port with double doors.



On the Ground Floor

Entrance Hall

Door to front, opaque double glazed window to side, door to downstairs WC and lounge, radiator.

W.C.

Opaque double glazed window to front, low level WC, wash hand basin, heated towel rail.

Lounge

Double glazed window to front, TV point, radiator, stairs to first floor, door to kitchen.

Fitted Kitchen

Double glazed window to conservatory, range of wall and base unit cupboards and drawers, single bowl sink and drainer, space for fridge/freezer, breakfast bar, double doors to conservatory.

Conservatory

Double glazed windows and doors to rear garden, radiator.



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, radiator, built in cupboard.

Bathroom

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

Rear Garden

Good size garden, patio area leading to Astro Turf area and a play area, further decked area and access to the front of the property via Car port.

Front of property

There is a drive way to the front of the property and double doors to car port.

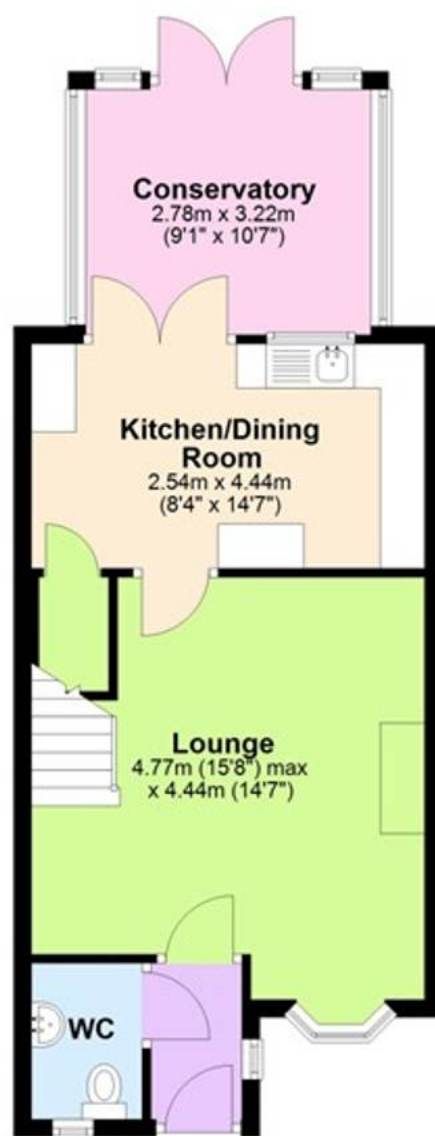
Services

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



Ground Floor

Approx. 45.5 sq. metres (489.4 sq. feet)



First Floor

Approx. 33.0 sq. metres (354.7 sq. feet)



Total area: approx. 78.4 sq. metres (844.1 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.

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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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