



Berwyn Way, Church Farm, CV10 8QW

By Auction £200,000



Nestled in the charming area of Church Farm, Nuneaton, this delightful detached house on Berwyn Way presents an excellent opportunity for those seeking a comfortable family home. The property boasts three well-proportioned bedrooms, providing ample space for relaxation and rest.

The heart of the home is a welcoming reception room, perfect for entertaining guests or enjoying quiet evenings with family. Additionally, the property features a lovely conservatory, which invites natural light and offers a serene space to unwind while overlooking the garden.

For those with vehicles, the property includes parking, a significant advantage in today's busy world. A garage is also available, although it is designated for storage purposes only.

This property is being offered for sale by modern method auction, presenting a unique opportunity for prospective buyers to secure their new home in a desirable location. With its blend of practicality and comfort, this house is an ideal choice for families or individuals looking to settle in a welcoming community. Do not miss the chance to make this charming property your own.



Porch

Entrance via double glazed sliding door, leading to:

Entrance Hall

Radiator, doors off to various rooms, fitted carpet and stairs off to the first floor.

Wet Room 7'10" x 6'11"

With walk in shower area, pedestal wash hand basin and low-level WC, tiled splashback, obscure double glazed window to side, storage cupboard containing meters, heated towel rail and vinyl anti slip flooring.

Kitchen 13'5" x 7'7"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, space for fridge/freezer, built-in fan assisted oven, four ring electric hob with extractor hood over, double glazed window to front, radiator and tiled flooring.

Living Room 11'10" x 18'8"

Radiator, fitted carpet, coving to ceiling and double glazed sliding door to rear.

Conservatory

Double glazed windows to side and rear, radiator, tiled flooring and double glazed French door to rear.

Landing

Double glazed window to side, storage cupboard and fitted carpet.

Bedroom 11'10" x 8'10"

Double glazed window to rear, storage cupboard, radiator and fitted carpet.

Bedroom 11'10" x 9'10"

Double glazed window to rear, radiator and fitted carpet.

Bedroom 7'7" x 11'10"

Double glazed window to front, fitted wardrobes, radiator and fitted carpet.

Bathroom 7'7" x 6'11"

With deep panelled bath, pedestal wash hand basin and low-level WC, tiled splashbacks, obscure double glazed window to front, radiator and vinyl flooring.

Outside

To front is a driveway offering parking for multiple vehicles, lawned section. Two side gated access to rear mostly made up of lawn, patio and shrubs with brick built shed.

Garage

Access via up and over door with power and lighting

Tenure

Freehold

Council Tax

Nuneaton & Bedworth Borough Council - Band C

General Information

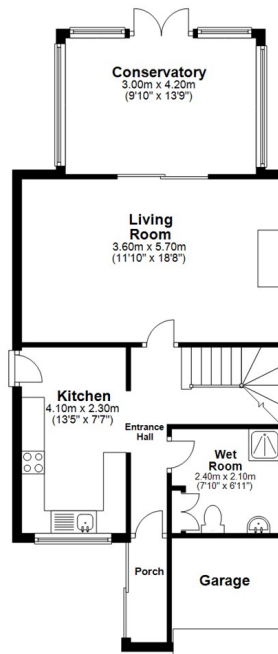
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Auctioneer Comments

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

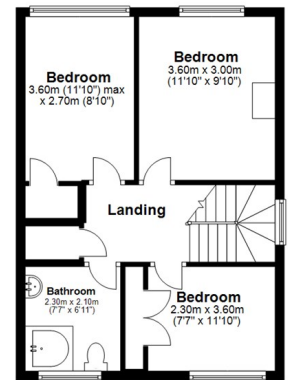
Ground Floor

Approx. 65.0 sq metres (699.7 sq feet)

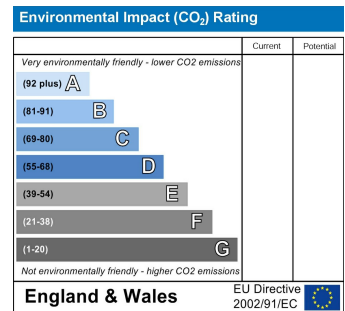
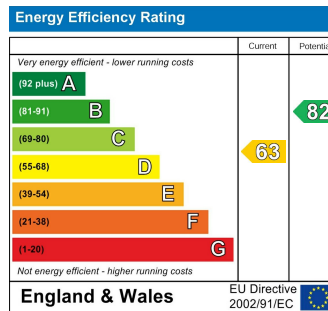


First Floor

Approx. 44.1 sq metres (475.0 sq feet)



Total area: approx. 109.1 sq. metres (1174.7 sq. feet)



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