

Walsingham Drive
Nuneaton
Warwickshire
CV10 7RW

£240,000



- Four Bedrooms
- Two En-suites
- Living Room
- Fitted Kitchen
- Bathroom
- Garden & Garage
- EPC C



Ref: PRB13363

REDUCED

Viewing Instructions: Strictly By Appointment Only



General Description

Spacious four bedroom town house situated in Bermuda Park with easy access to A444.

The accommodation features: entrance hall, living room, fitted kitchen, downstairs WC, two first floor bedrooms both with En-suite shower rooms, two further bedrooms and bathroom on the second floor. Externally there is an enclosed garden to the rear.

Accommodation

On the ground floor

W.C

Low level WC, wash hand basin, radiator.

Lounge (17' 1" x 12' 6") or (5.21m x 3.80m)

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

Kitchen/Dining Room (7' 7" x 15' 7") or (2.31m x 4.74m)

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated gas hob and electric oven with cooker hood, plumbing for washing machine, radiator, doors to rear garden.

On the first floor

Bedroom 1 (9' 11" x 10' 5" Max) or (3.03m x 3.18m Max)

Double glazed window to front, radiator.

En Suite

Opaque double glazed window to front, shower cubicle with shower, low level WC, wash hand basin.

Bedroom 2 (11' 7" x 8' 10") or (3.54m x 2.68m)

Double glazed window to rear, radiator.

En Suite

Opaque double glazed window to rear, Shower cubicle with shower, low level WC, wash hand basin.

On the second floor

Bedroom 3 (9' 4" x 15' 7") or (2.85m x 4.74m)

Double glazed window to front, radiator.

Bedroom 4 (10' 9" x 8' 4") or (3.28m x 2.53m)

Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath, low level WC, wash hand basin.

Outside

Patio area leading to level lawn, enclosed by timber fence boundary and gated rear access.

Garage

Garage in a block to the rear of the property with parking to the front.

Tenure

We believe the property is freehold.

Services

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

Council Tax Band

We understand the Council Tax Band is D. Nuneaton and Bedworth

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

It should be noted that these Draft Sales particulars have not been verified by the vendor. If you wish to receive an approved copy, please do not hesitate to contact us.

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.

Services

Mains electricity, mains water, mains gas, mains drainage

EPC Rating:78

Tenure

We are informed that the tenure is Freehold

Council Tax

Band D



Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Total area: approx. 111.5 sq. metres (1200.3 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

First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



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Second Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



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All measurements are approximate. The deeds have not been inspected. Please note that we have not tested the services of any of the equipment or appliances in this property. Proceeds Of Crime Act 2002: We are obliged to report any knowledge or suspicion of money laundering to NCIS (National Crime Intelligence Service) and should a report prove necessary we are precluded from conducting any further professional work without consent from NCIS. These particulars are issued in good faith by us from information supplied by the vendor, but the accuracy is not guaranteed, nor will we accept responsibility for any error therein, nor shall the particulars form part of any contract. These particulars are also issued on the understanding that any negotiations in respect of the purchase of this property shall be carried out through us. Your home is at risk if you do not keep up repayments on a mortgage or any other loan secured on it. An insurance contract may be required. Written quotation available upon request. Mortgages secured on property.