



Ferndale Close Nuneaton CV11 6AQ

£375,000



Ferndale Close

Nuneaton CV11 6AQ

- Four Bedrooms
- 24ft Lounge/Diner
- Fitted Kitchen
- Conservatory
- EPC C (69)
- Freehold
- We believe the Council Tax Band is D. Nuneaton & Bedworth.
- We believe all mains services are connected to the property (not tested).

Beautifully presented and fully renovated four bedroom detached family home situated in this very sought after location within easy reach of the local shops and the City Centre.

The accommodation features: Entrance hall, impressive 24ft lounge/diner, fitted kitchen with integrated appliances, conservatory, two bedrooms, one with en-suite bathroom, separate shower room, two further bedrooms. Externally there is a large garden to the side and rear and drive way to the front.

the property is offered with no onward chain.



On the ground floor

Hall

Double glazed door to front, door to living room and ground floor bedroom.

Lounge/Dining room

Impressive 24 ft lounge/diner with double glazed window to front and sliding double glazed doors to rear garden, media station, open plan to kitchen/breakfast room, stairs to first floor.

Kitchen

Double glazed window to side, range of wall and base unit cupboards and drawers, single bowl sink and drainer with mixer tap, integrated four ring gas hob with cooker hood and integrated electric oven, integrated microwave, integrated fridge/freezer, integrated dishwasher and washing machine.

Conservatory

Double glazed windows to rear and side and door to rear garden.

Ground floor Bedroom 1

Double glazed window to front & side, radiator, door to En-suite bathroom.

En suite bathroom

Panelled bath with mains shower, low level WC, wash hand basin, heated towel rail.

Bedroom 2

Double glazed window, radiator.

Shower Room

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



On the first floor

Bedroom 3

Double glazed window, built in wardrobes.

Bedroom 4

Double glazed window, radiator.

W.C.

Sani-flow low level W.C.

Garden

Well stocked and well maintained garden to rear and side of the property, patio seating area, level lawn, flower beds with plants bushes and trees enclosed by timber fence boundary and gated access to the front.

Flood Risk

Medium Risk





Total area: approx. 120.9 sq. metres (1301.1 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



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 Note:

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. 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.



cartwright
hands

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. These particulars do not constitute 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.