



Oaston Road Nuneaton CV11 6JZ

£229,000



# Oaston Road

## Nuneaton

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Utility Room
- Two Bathrooms
- EPC D (61)
- Council Tax Band B
- We believe all mains services are connected to the property (not tested)
- The property is Freehold

This three bedroom semi-detached family home has been fully renovated and is situated in convenient location with easy access to the City Centre. The accommodation features: Living room with bay window to front, dining room, fitted kitchen, utility room, downstairs bathroom, three bedrooms and first floor shower room, enclosed rear garden.



## On the ground floor

### Lounge

Double glazed Bay window to front, TV point, radiator.

### Dining Room

Double glazed window to side, double glazed doors to rear garden, radiator, door to kitchen.

### Kitchen

Double glazed window to side, range of wall and base unit cupboards, one and half bowl stainless steel sink and drainer, integrated four ring gas hob and electric oven with cooker hood, breakfast bar, radiator, door to utility room.

### Utility Room

Double glazed window to side, plumbing for washing machine, space for white goods, radiator, double glazed door to rear garden, door to bathroom.

### Bathroom

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

## On the first floor

### Bedroom 1

Double glazed window to front, radiator.

### Bedroom 2

Double glazed window to rear, radiator.

### Shower Room

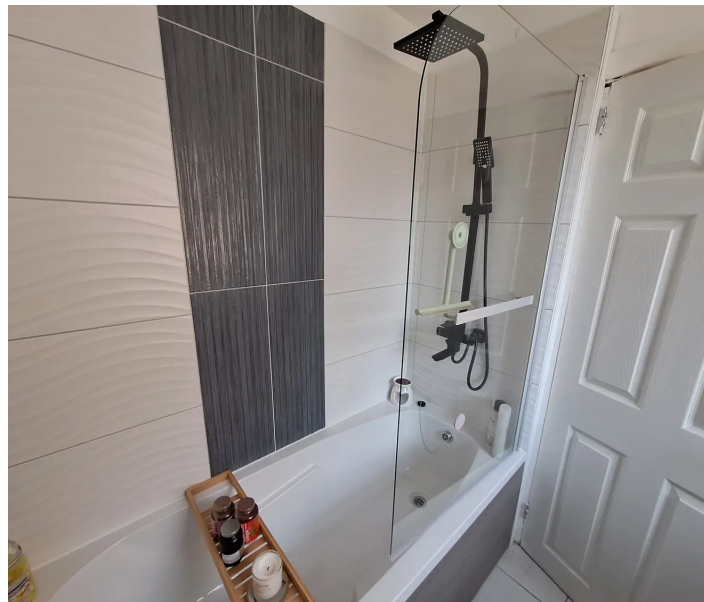
Opaque double glazed window to side, shower cubicle with mains shower, low level WC, wash hand basin, heated towel rail.

### Bedroom 3

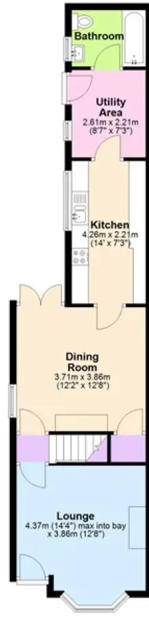
Double glazed window to rear, radiator.

### Garden

Patio area leading to lawn area enclosed by wall and timber fence boundary.



**Ground Floor**  
Approx. 51.9 sq. metres (558.8 sq. feet)



Total area: approx. 94.0 sq. metres (1011.5 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. 42.1 sq. metres (452.7 sq. feet)



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### 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.



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