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12 Carnation Way | Nuneaton | CV10 7SR

Asking Price Of £205,000

THREE STOREY END TERRACEDTHREE BEDROOMS***MASTER WITH EN-SUITE***GARAGE & OFF ROAD PARKING*** In brief the property comprises; entrance hall, downstairs WC, kitchen, lounge, two bedrooms and family bathroom on the first floor, with master bedroom and en-suite to the second floor. Also benefiting from UPVC double glazing, gas central heating, garage, and off road parking to the rear. Freehold. Council Tax Band D. EPC Rating C.

- Three Storey Town House
- End Terraced
- Offered With No Chain
- Three Bedrooms & Bathroom
- Master Bedroom With En-Suite





Property Description

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ENTRANCE HALL

DOWNSTAIRS WC

KITCHEN
11' 9" x 5' 10" (3.58m x 1.78m)
LOUNGE
18' 0" x 13' 0" (5.49m x 3.96m)
FIRST FLOOR LANDING

BEDROOM TWO
12' 1" x 13' 0" (3.68m x 3.96m)
BEDROOM THREE
10' 5" x 13' 2" (3.18m x 4.01m)
BATHROOM
6' 5" x 6' 2" (1.96m x 1.88m)
SECOND FLOOR LANDING

MASTER BEDROOM
19' 2" x 13' 0" (5.84m x 3.96m)
ENSUITE
5' 6" x 6' 5" (1.68m x 1.96m)
GARAGE

OFF ROAD PARKING

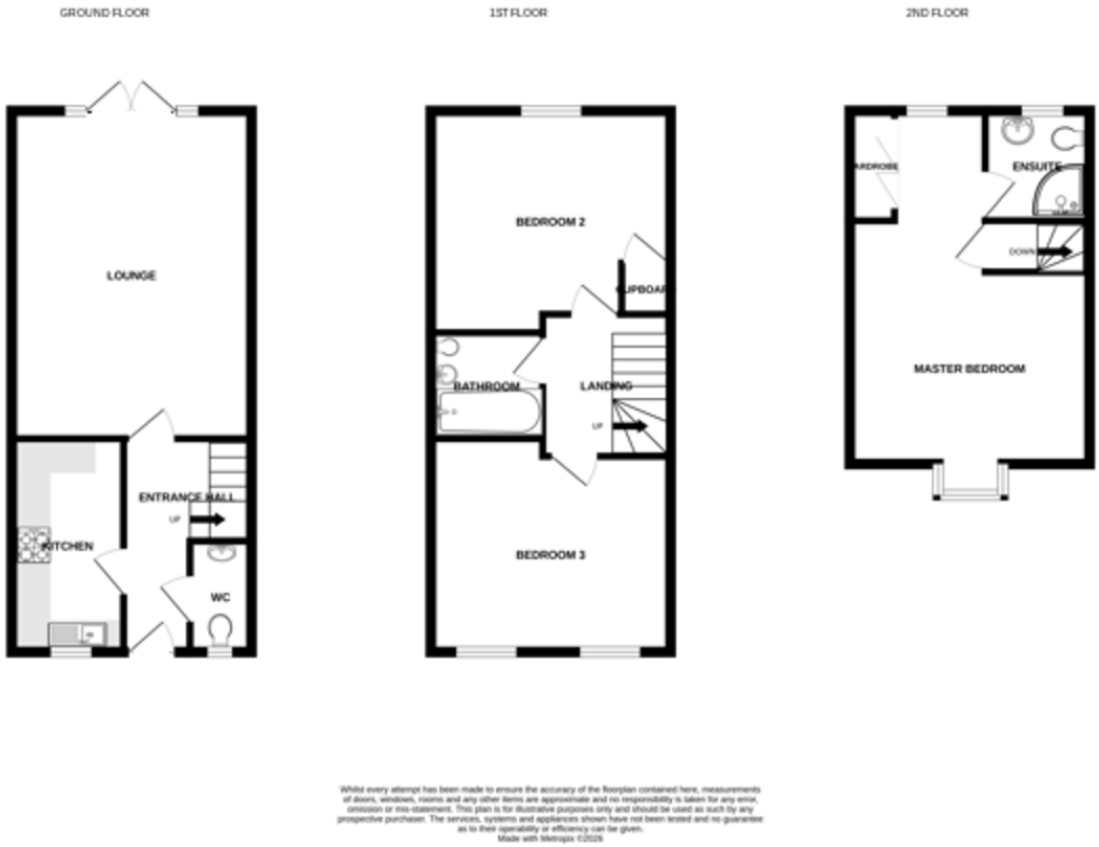
GENERAL INFORMATION / MATERIAL INFORMATION PART C
Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Rating C
Low flood risk
The Vendor has informed the Agent they are not aware of any building safety issues.
Standard Brick Construction.
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.
VIEWING: by prior appointment through the Sole Agents.











Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

Council Tax Band

D

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

