



39 Bermuda Village, Nuneaton – CV10 7PW
£200,000

cartwright
hands

39 Bermuda Village

Nuneaton, CV10 7PW

- Three Bedrooms
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom
- Large Rear Garden
- Freehold
- EPC D (55)
- Council Tax Band A

Situated in a popular location in a no through road, with good road networks to access Nuneaton as well as Coventry. This three bedroom end of terrace family home is very well presented and features: living room, dining room, kitchen, bathroom, three bedrooms and a large rear garden.

Accommodation comprises

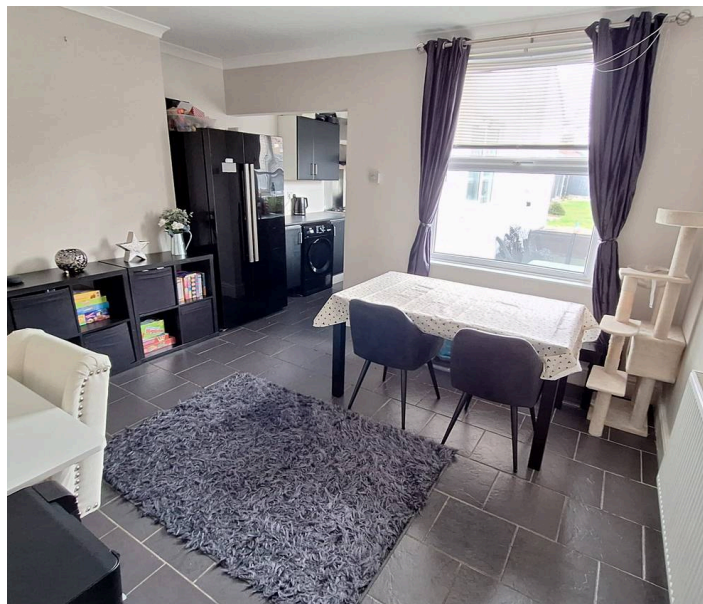
On the Ground Floor

Lounge

Double glazed door to front, double glazed window to front, fire place, TV point, radiator, door to dining room.

Dining Room

Double glazed window to rear, radiator, stairs to first floor, access to kitchen.



Kitchen

Double glazed window to rear, range of wall and base unit cupboards, single bowl stainless steel sink and drainer, plumbing for washing machine & space for tumble dryer, space for fridge/freezer, integrated electric oven and four ring gas hob with cooker hood, wall mounted gas central heating boiler, radiator, doorway to inner lobby.

Inner Lobby

Double glazed door to rear garden, door to bathroom.

Ground Floor Bathroom

Opaque double glazed window to rear, paneled bath with mixer shower, low level WC, wash hand basin, heated towel rail.

On the First Floor

Landing

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bathroom Three

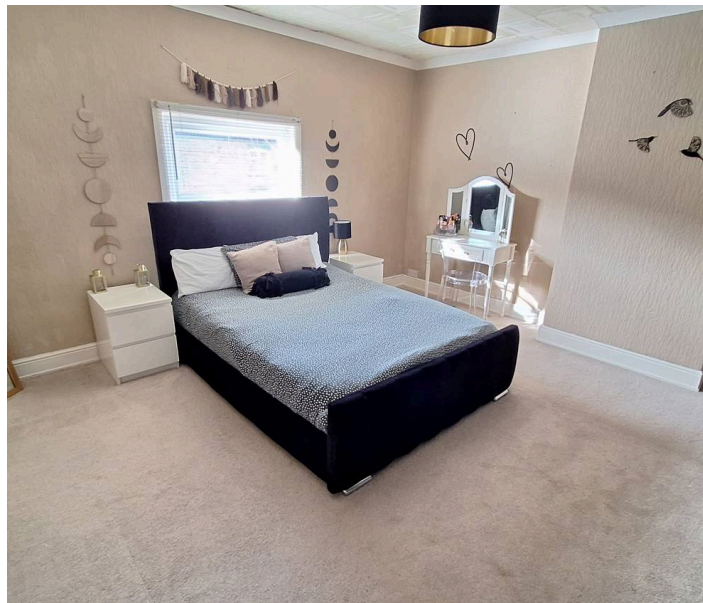
Double glazed window to rear, radiator.

Rear Garden

Large rear garden with patio seating area, steps up to lawn area enclosed by timber fence boundary.

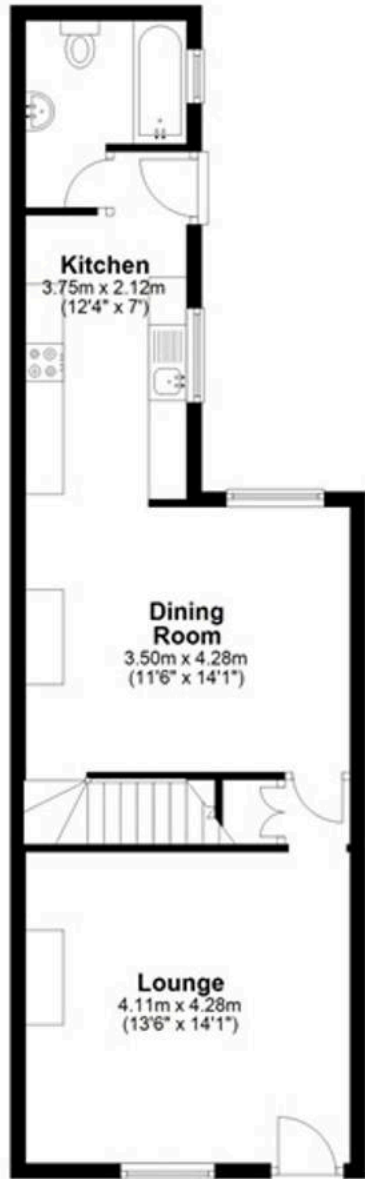
Services

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



Ground Floor

Approx. 50.7 sq. metres (546.0 sq. feet)



First Floor

Approx. 45.1 sq. metres (485.1 sq. feet)



Total area: approx. 95.8 sq. metres (1031.1 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

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. Ask agent regarding Rights & Restrictions. 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 given 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 upon as stateresentation 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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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 constate 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.