48 Marlborough Road, Nuneaton, CV11 5PG

£160,000

cartwright hands

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Nuneaton, CV11 5PG

- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Downstairs WC
- Upstairs Shower Room
- Garden
- Freehold
- Council Tax Band A
- EPC D (59)

This three bedroom terraced house is situated in a convenient location within easy reach of the City centre as well as the local shops and amenities. The accommodation features: lounge, dining room, large kitchen, downstairs WC, three bedrooms and shower room, externally there is a garden to the rear and a small outbuilding. The property is offered with no onward chain.

Entrance Door

Lounge
Double glazed door to front, double glazed bay window to front, gas fire, radiator.

Dining Room
Double glazed window to rear, radiator, stairs to first floor, door to kitchen.

Kitchen
Two double glazed windows to side, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, integrated electric double oven and five ring gas hob with cooker hood, wall mounted gas central heating boiler, doors to rear garden and downstairs WC.

W.C.
Double glazed window to side, low level WC, wash hand basin.

On the First Floor
Landing

Bedroom One
Two double glazed windows to front, radiator.

Bedroom Two
Double glazed window to rear, radiator.

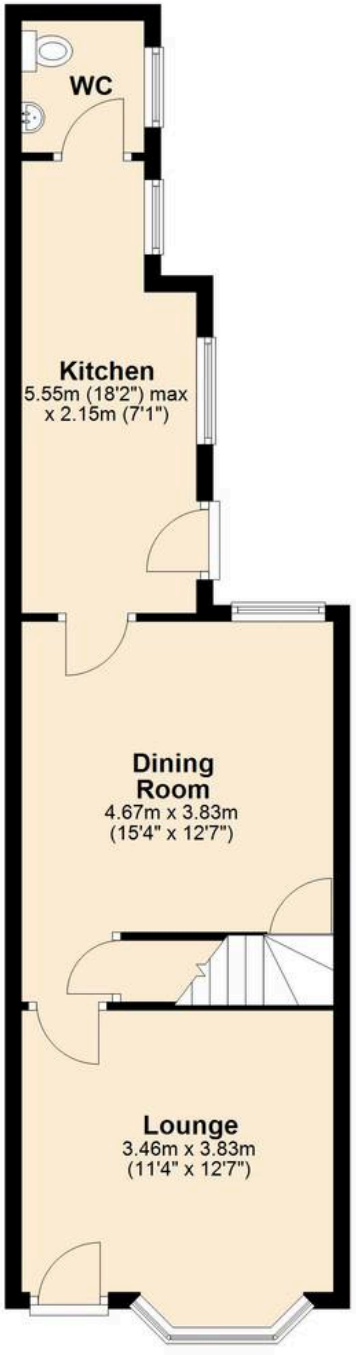
Bedroom Three
Double glazed window to rear.

Shower Room
Shower cubicle with mains shower, low level WC, wash hand basin, radiator.

Rear Garden
Mainly laid to patio, enclosed by timber fence boundary, outbuilding workshop/storage.

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

Ground Floor



First Floor

This Plan is for illustration purposes only.
Plan produced using PlanUp.

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.

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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.

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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 staredesentation 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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