



62 Grove Road, Nuneaton, CV10 8JS
£175,000

cartwright
hands

62 Grove Road

Nuneaton

- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Garden
- Freehold
- EPC F (36)
- Council Tax Band A

Deceptively spacious rooms, this three bedroom family home offers spacious accommodation featuring: lounge, dining room, kitchen, bathroom & garden to the rear. The property is offered with no onward chain.



Lounge

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

Dining Room

Double glazed window to rear, fire place, stairs to first floor, door to kitchen.

Kitchen

Double glazed window to side, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, space for dish washer, space for fridge/freezer, integrated electric oven with four ring hob and cooker hood, door to inner lobby.

Inner Lobby

Double glazed door to rear garden and door to bathroom.

Bathroom

Opaque double glazed window to side, panelled bath with electric shower, low level WC, wash hand basin.

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to rear, radiator.

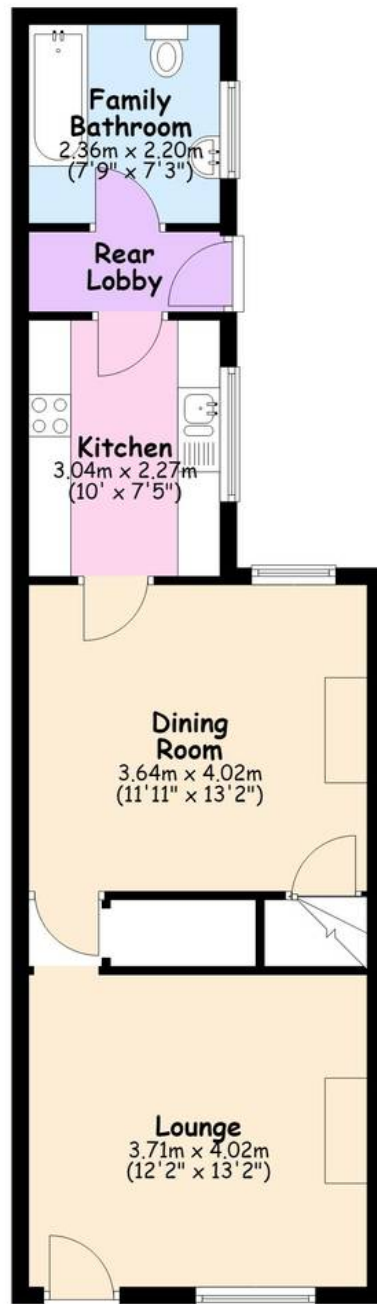
Rear Garden

Patio area leading to pond, lawn area with flower beds, plants trees and bushes, enclosed by timber fence boundary and gated shared path providing access to the front of the property.



Ground Floor

Approx. 48.4 sq. metres (521.5 sq. feet)



First Floor

Approx. 45.7 sq. metres (492.1 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.

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.

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 stated 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.

The logo for Cartwright Hands is located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

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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 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.