



Enhanced with AI by STREET.S

11 Roxburgh Road, Nuneaton, CV11 4RR
£266,000



11 Roxburgh Road

Nuneaton

- Three Bedrooms
- Lounge/Dining Room
- Kitchen
- Bathroom
- Large Garden
- Garage & Driveway
- Freehold
- EPC C (70)
- Council Tax Band C

This three bedroom family home is situated in a very sought after location and occupies a large plot with potential for extensions to the rear and side subject to the usual consents. The accommodation features: entrance hall, through lounge/dining room, kitchen, three bedrooms and family bathroom. Externally there is a driveway and a single garage to the front and a large rear garden enclosed by timber fence boundary. The property is offered with no onward chain.



Accommodation Comprises

Entrance Hall

Double glazed door to front, stairs to first floor, door to lounge/diner & kitchen.

Lounge

Double glazed window to front, fire place, TV point, radiator.

Dining Area

Double glazed doors to rear garden, door to kitchen.

Kitchen

Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, space for fridge/freezer, electric cooker point, wall mounted gas central heating boiler, double glazed door to side, providing access to front & rear garden.

On the First Floor

Landing

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to front.

Bathroom

Opaque double glazed window to rear, panelled bath, low level WC, wash hand basin, heated towel rail.

Rear Garden

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

Garage

Single garage with up and over door to front and doors to rear and side, with drive way to the front.

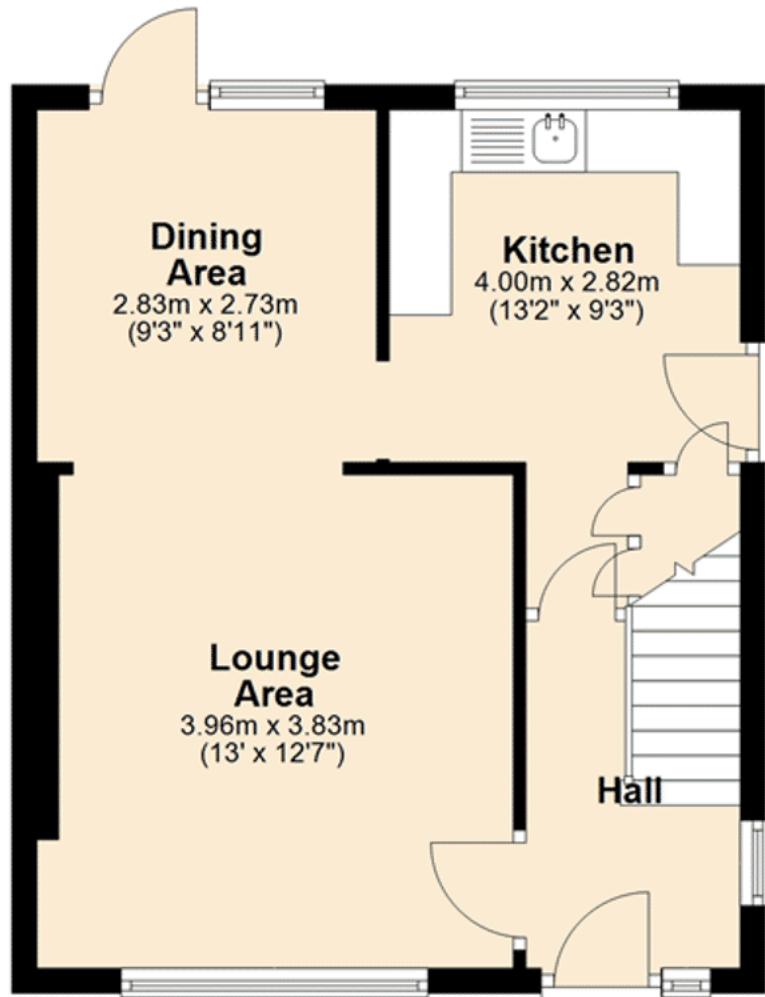
Services

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



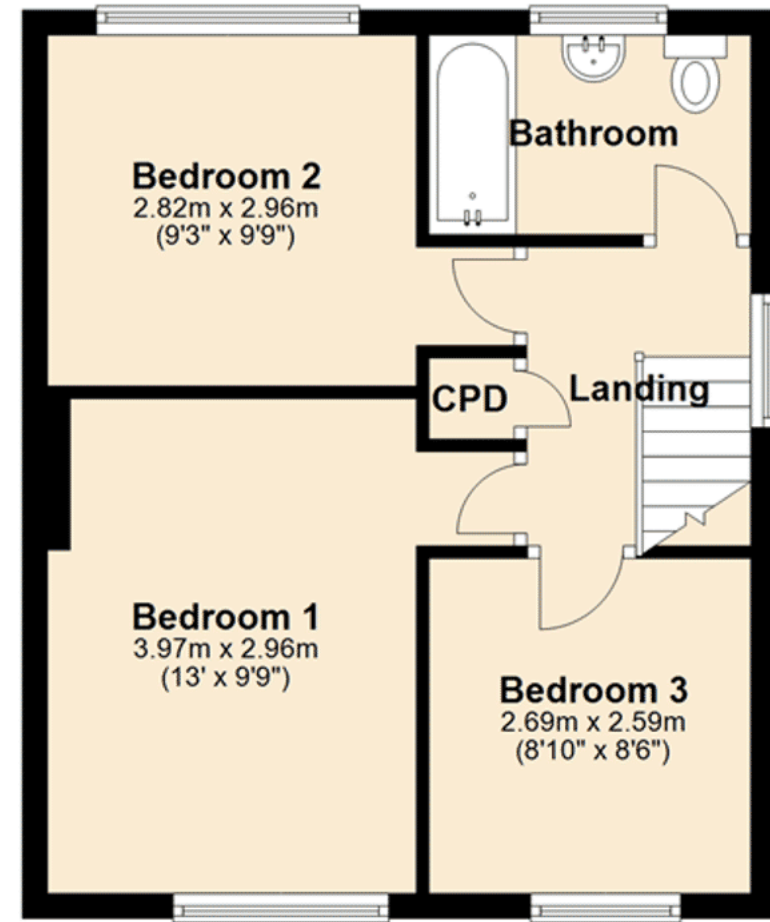
Ground Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



First Floor

Approx. 38.9 sq. metres (419.1 sq. feet)



Total area: approx. 77.9 sq. metres (838.3 sq. feet)

Please note: Any measurements displayed are to be used as a guide only. Plan created by Coventry Property Surveys
LTD Tel 024 7629 1555
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 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. Theses 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.