



48 Marlborough Road, Nuneaton, CV11 5PG
£165,000

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

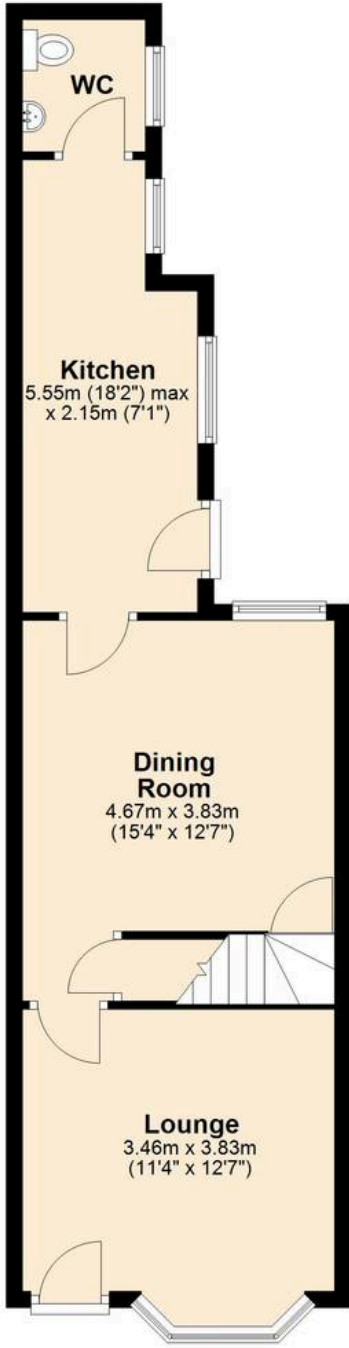
Mainly laid to patio, enclosed by timber fence boundary, outbuilding workshop/storage.

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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