

62 Grove Road, Nuneaton, CV10 8JS

£165,000

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.

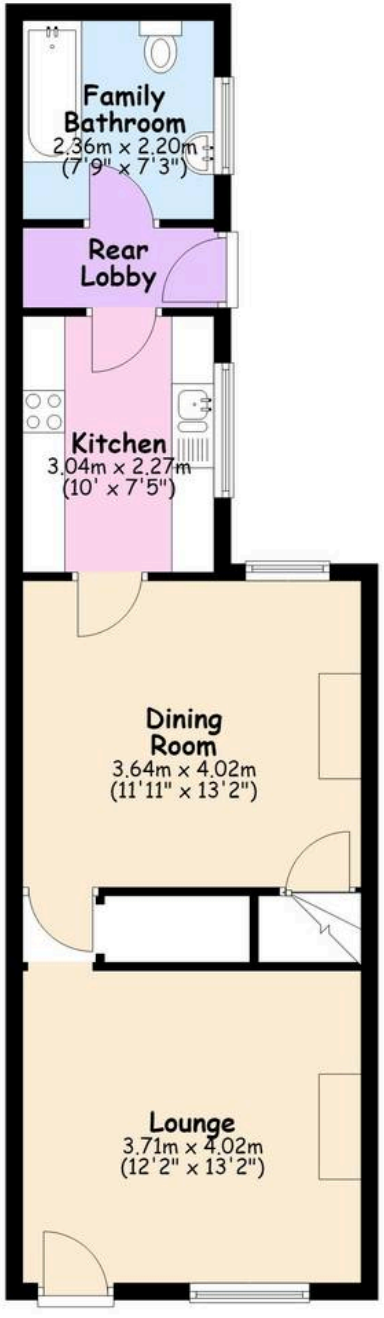






Ground Floor

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 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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