



Connells

Croft Road
Nuneaton



Property Description

Great opportunity to purchase a mid terraced property which is located on the outskirts of Nuneaton close to local amenities and bus routes. The accommodation briefly comprises ground floor entrance hall, lounge, dining room and a fitted kitchen. On the first floor there are two good sized bedrooms and a fitted shower room. Externally there are gardens to the rear and front driveway parking. Internal inspection recommended.

Approach

Front door.

Entrance Hall

Stairs to first floor.

Lounge

Double glazed bay window to the front elevation, feature fireplace surround with electric coal effect fire.

Dining Room

Radiator, understairs storage and doors to:

Fitted Kitchen

Range of wall and base mounted units incorporating an inset single drainer sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, radiator, double glazed window to the rear elevation and door to;

Rear Lobby

Door to rear garden and further door to;

W/C

Comprising toilet and wash hand basin.

First Floor Landing

Doors to;

Bedroom One

Dual double glazed windows to the front elevation and radiator.

Bedroom Two

Double glazed window to the rear elevation, fitted wardrobe and radiator

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, toilet, radiator and double glazed frosted window to the rear elevation.

Outside

Front Of Property

Block paved driveway for two vehicles.

Rear Garden

Good sized fully enclosed garden.

Agents Note

"Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead."





This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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EPC Rating: F Council Tax
 Band: A

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Tenure: Freehold



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 be 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.

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