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3 Dorlecote Place | Nuneaton | CV10 7AH

Asking Price Of £130,000

TWO BEDROOM MID TERRACED OFFERED WITH NO ONWARD CHAININ NEED OF MODERNISATION***QUIET LOCATION IN HILLTOP NUNEATON*** In brief the property comprises; entrance hall, kitchen diner with door into shower room, lounge, lean to, two bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, and gardens to front and rear. Freehold. Council Tax Band A. EPC Commissioned.

- Mid Terraced
- Two Bedrooms & Bathroom
- Ground Floor Shower Room
- Lounge & Lean To
- Kitchen Diner





Property Description

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ACCOMMODATION COMPRISES;

ENTRANCE HALL

KITCHEN DINING ROOM
16' 10" x 9' 3" (5.13m x 2.82m)
SHOWER ROOM

LOUNGE
16' 10" x 9' 11" (5.13m x 3.02m)
LEAN TO
10' 6" x 10' 11" (3.2m x 3.33m)
LANDING

BEDROOM ONE
11' 1" x 10' 2" (3.38m x 3.1m)
BEDROOM TWO
16' 10" x 9' 6" (5.13m x 2.9m)
BATHROOM

GARDENS TO FRONT & REAR

GENERAL INFORMATION /MATERIAL INFORMATION PART C
uneaton & Bedworth Borough Council. Council Tax Banding D. EPC Rating C
Low flood risk
The Vendor has informed the Agent they are not aware of any building safety issues.
Standard Brick Construction.
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.
VIEWING: by prior appointment through the Sole Agents.
Please note if an offer is accepted, a public notice with the acceptable offer will be displayed on portals until exchange of contracts











Total area: approx. 82.7 sq. metres (890.7 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

Tenure

Freehold

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

