

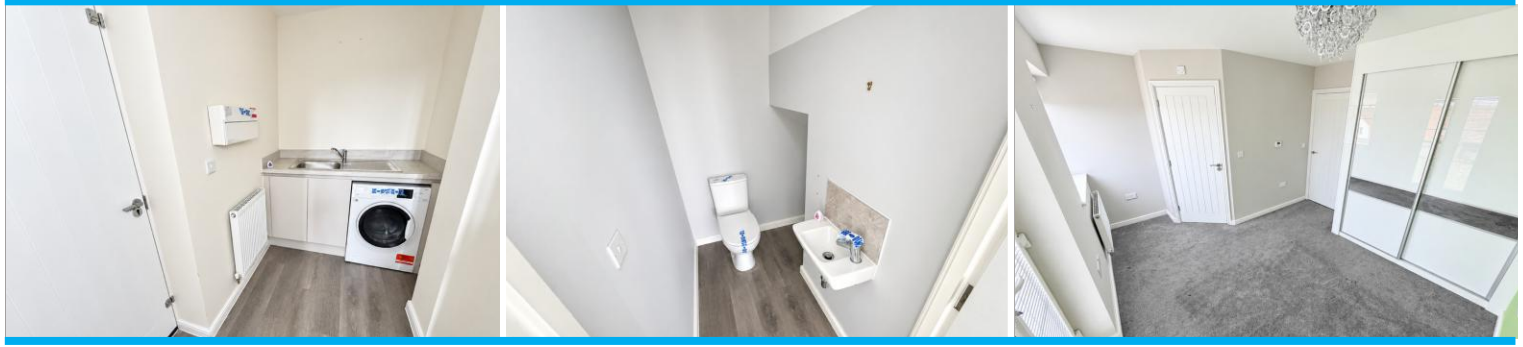


22 The Waterway | Nuneaton | CV10 7FA

Asking Price Of £290,000

We are acting in the sale of the above property and have received an offer of £290,000 on the above on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. ***FOUR BEDROOM MID TERRACED TOWN HOUSE***LOVELY LOCATION IN NUNEATON***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, stairs leading to lower ground floor with utility room, and access to the garage. Ground floor with guests WC, and open plan kitchen / living room, to the first floor are three bedrooms, and two bathrooms, including en-suite to master bedroom. To the second floor is a further bedroom with en-suite cloakroom. Also benefiting from Block paved drive, integrated garage, and split

- Mid Terraced Town House
- Four Bedrooms Three Bathrooms
- Open Plan Kitchen/Living Room
- Garage & Utility On Lower Ground Floor
- Block Paved Driveway



Property Description

FOUR BEDROOM MID TERRACED TOWN HOUSELOVELY

LOCATION IN NUNEATON***OFFERED WITH NO ONWARD CHAIN***

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LOWER GROUND FLOOR

UTILITY ROOM

9' 6" x 6' 7" (2.9m x 2.01m)

GARAGE INTEGRAL

21' 10" x 10' 0" (6.65m x 3.05m)

GROUND FLOOR

ENTRANCE HALL

KITCHEN / OPEN PLAN LIVING

27' 7" x 16' 2" (8.41m x 4.93m)

FIRST FLOOR

BEDROOM ONE

14' 1" x 9' 11" (4.29m x 3.02m)

ENSUITE

BEDROOM THREE

13' 1" x 6' 2" (3.99m x 1.88m)

BEDROOM FOUR

9' 10" x 9' 9" (3m x 2.97m)

BATHROOM

9' 0" x 6' 1" (2.74m x 1.85m)

SECOND FLOOR

BEDROOM TWO

14' 8" x 7' 9" (4.47m x 2.36m)

ENSUITE

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Rating B.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

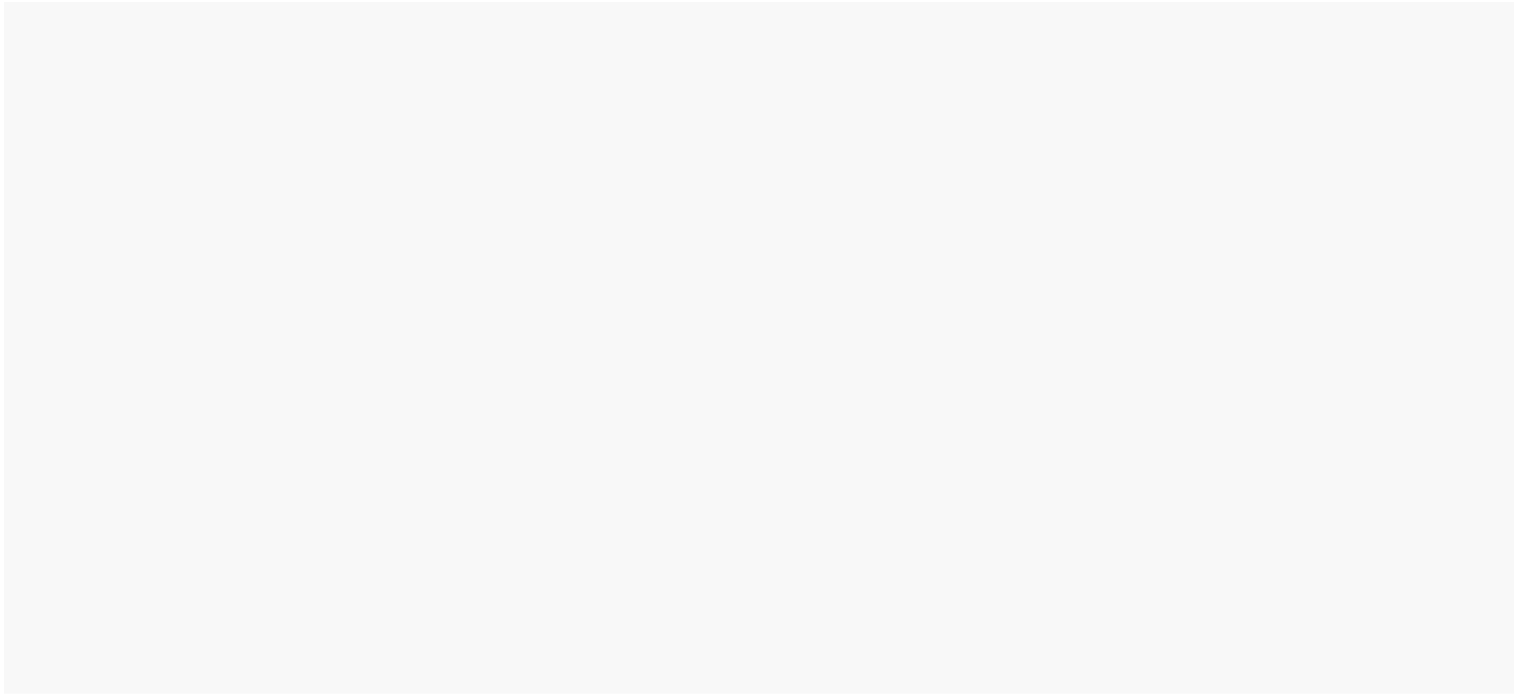
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

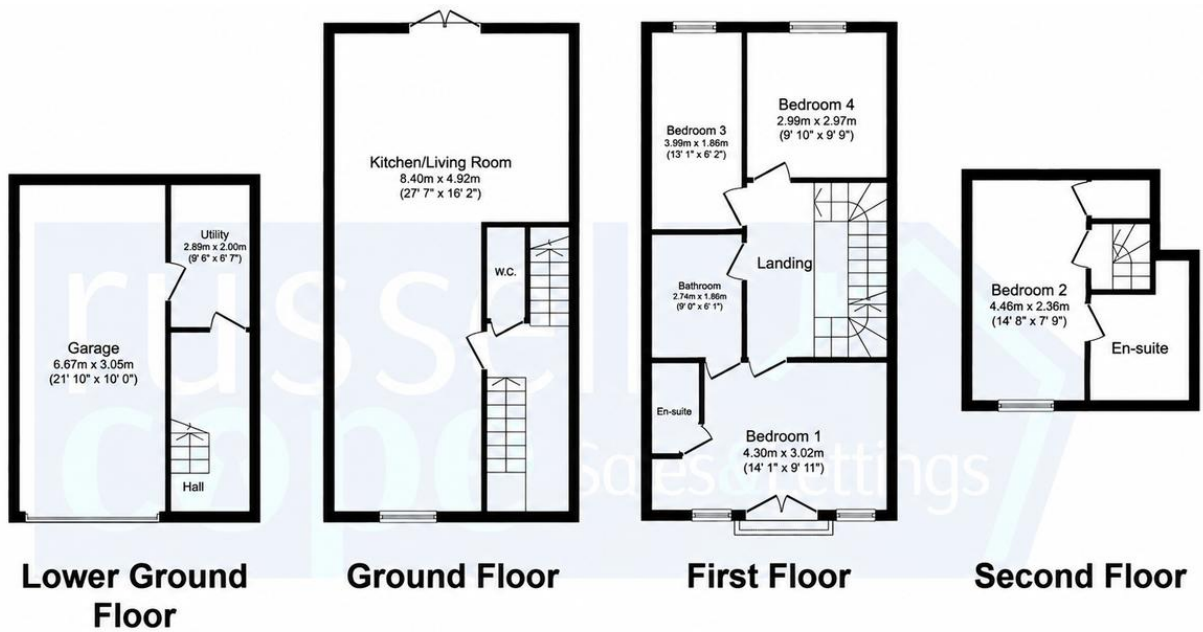
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.





Total floor area 145.8 sq.m. (1,569 sq.ft.) approx

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

Tenure

Freehold

Council Tax Band

C

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

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		