



36 Barpool Road, Nuneaton, CV10 8DR
£220,000

cartwright
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36 Barpool Road

Nuneaton

- Large Corner Plot
- Four Bedrooms
- Lounge/Diner
- Kitchen
- Ground Floor Bedroom
- Two Bathrooms
- Off Road Parking
- Freehold
- Council Tax Band A
- EPC D (65)

Large corner plot four bedroom semi detached family home with potential for extension to the side (subject to usual consents). The accommodation features: entrance porch, entrance hall, lounge/diner, galley kitchen, ground floor bedroom with en-suite wet room, three first floor bedrooms and bathroom. Externally there are gardens to front, side and rear of the property as well as a driveway and a garage. The property is offered with NO onward chain.



Accommodation Comprises

On the Ground Floor

Entrance Porch

Double glazed door to front, door to hallway.

Entrance Hall

Two windows to the side, stairs to first floor, door to lounge/diner.

Lounge/Diner

Double glazed window to front, fireplace, TV point, radiator, door to ground floor bedroom.

Galley Kitchen

Range of base unit cupboards & drawers, one and quarter bowl sink and drainer, plumbing for washing machine, integrated four ring electric hob, integrated electric oven, space for fridge/freezer, radiator, door to rear garden.

Ground Floor Bedroom

Double glazed door to rear garden, radiator, door to En-suite shower room.

Wet Room

Opaque double glazed window to rear, electric shower, low level WC, wash hand basin.

On the First Floor

Landing

Bedroom One

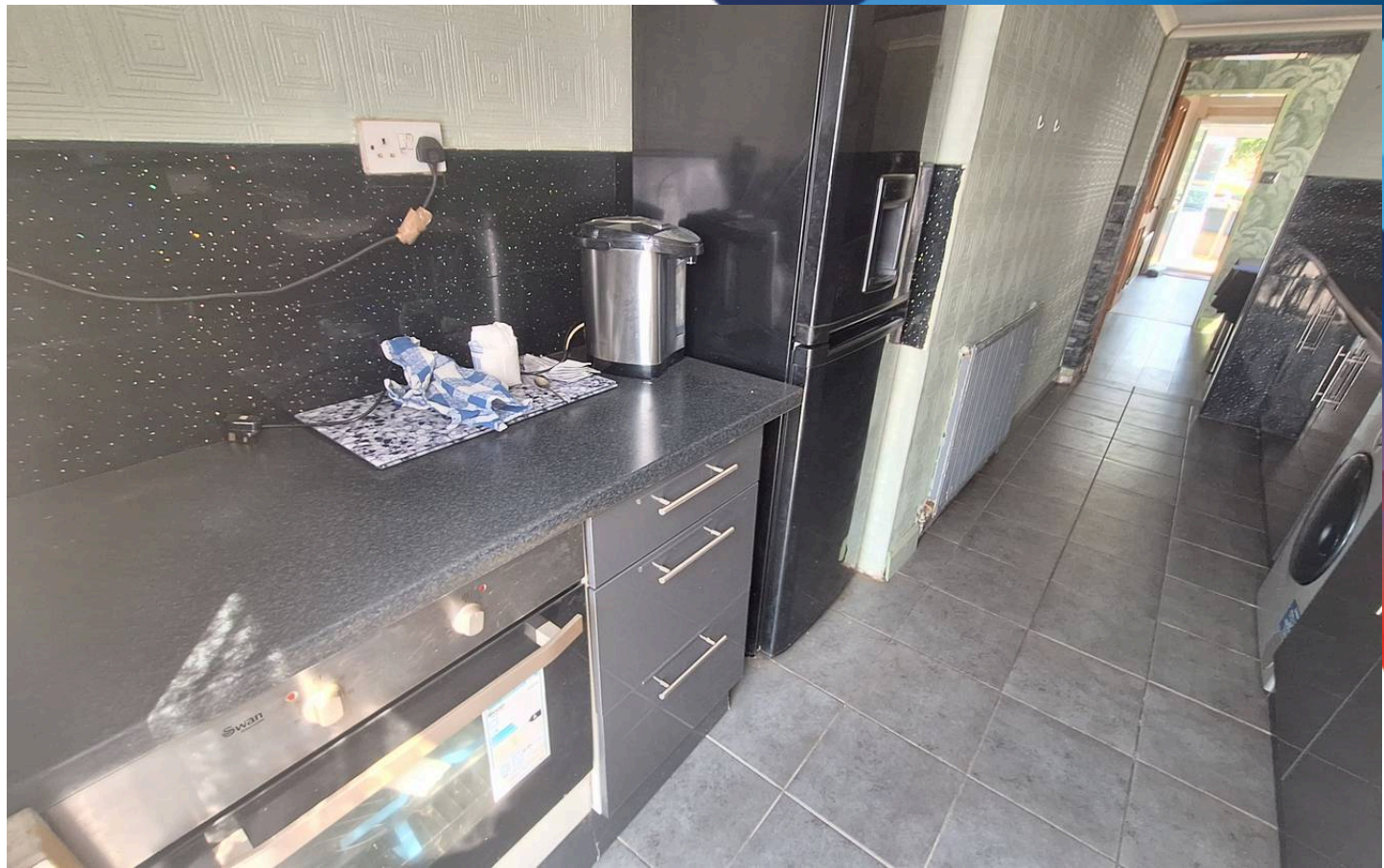
Double glazed window to rear, radiator.

Bedroom Two

Double glazed window to front, radiator.

Bedroom Three

Double glazed window to front, radiator, built in wardrobes.



Bathroom

Opaque double glazed window to rear, panelled bath with electric shower, low level WC, wash hand basin.

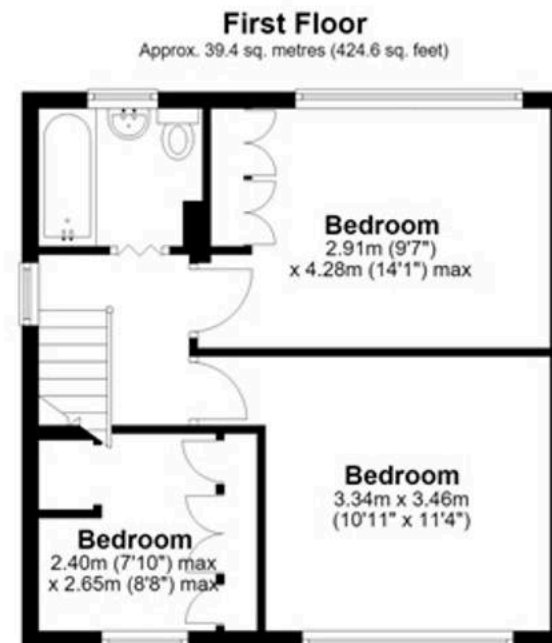
Garden

Garden to front, side and rear of the property, potential for extension to the side (subject to usual consents).

Garage

Pitched roof garage/storage with driveway to the front.





Total area: approx. 103.9 sq. metres (1118.1 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

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 stated representation 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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