

100 Sherbourne Avenue, Nuneaton, CV10 9JL

£200,000

cartwright hands

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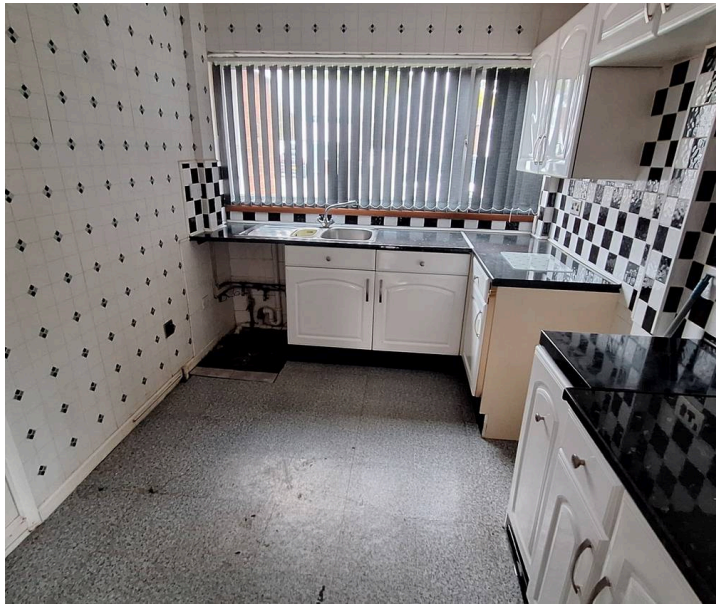
Nuneaton

- Three Bedrooms
- Lounge
- Kitchen
- Garage
- Driveway
- Garden
- No Chain
- EPC E (41)
- Council Tax Band B
- Freehold

Situated in a popular location is this three bedroom semi detached home. The accommodation features: entrance hall, kitchen, lounge, three bedrooms, bathroom, garden to the rear and garage & driveway to the front. The property is offered for sale with no onward chain.







Accommodation Comprises
On the ground floor

Entrance Hall
Door to side, stairs to first floor, radiator, door to Kitchen & Lounge.

Lounge
Double glazed double doors to rear garden, radiator.

Kitchen
Double glazed window to front, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, door to garage.

On the First Floor

Bedroom One
Double glazed window to rear, radiator.

Bedroom Two
Double glazed window to front, radiator.

Bedroom Three
Double glazed window to rear, radiator.

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

Rear Garden
Patio seating area leading to level lawn enclosed by timber fence boundary.

Garage
Up & over door to front with power & light.



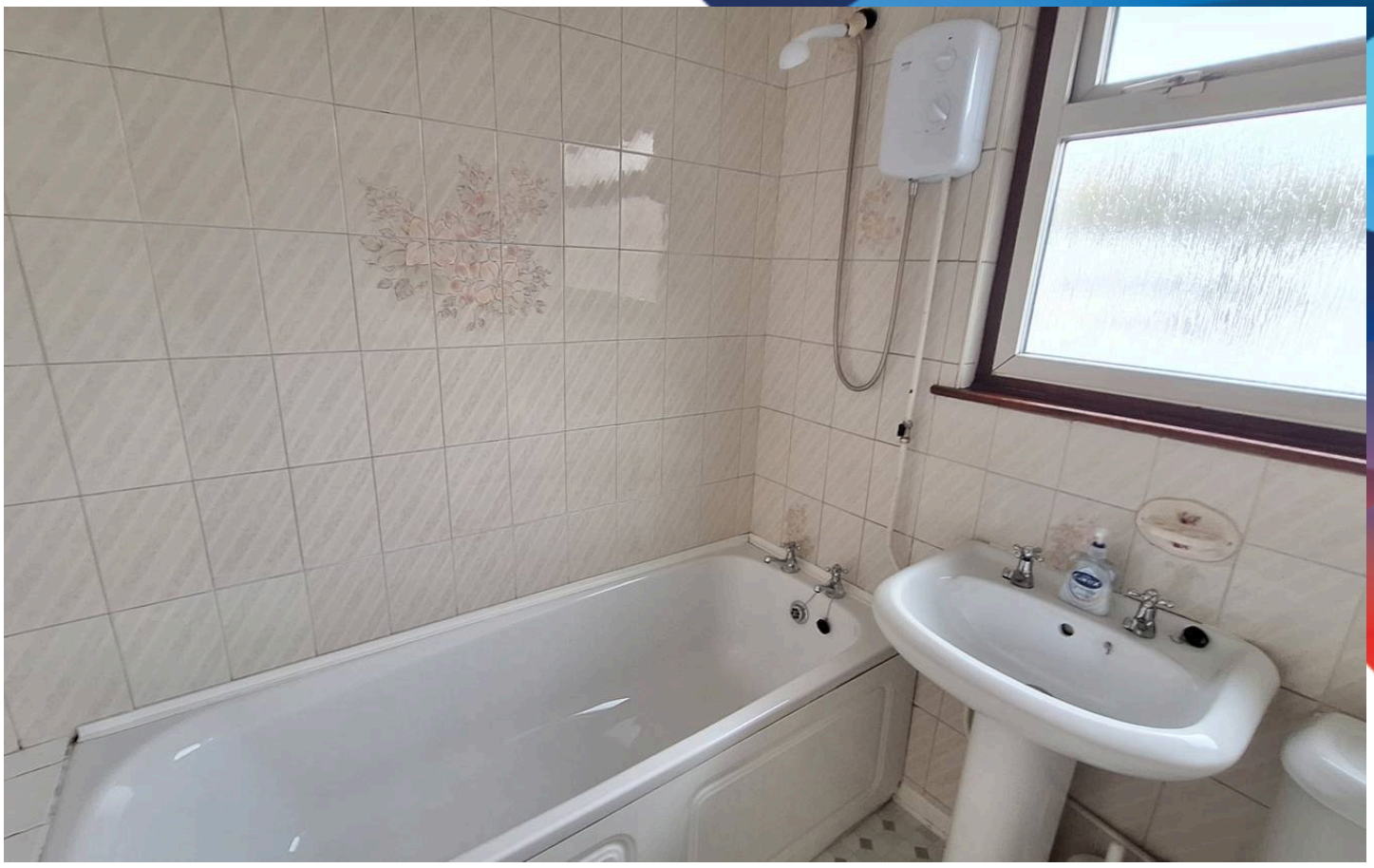




Tenure
We believe the property is Freehold

We understand the Council Tax band is B

Services
We believe all mains services are connected to the property (not tested).

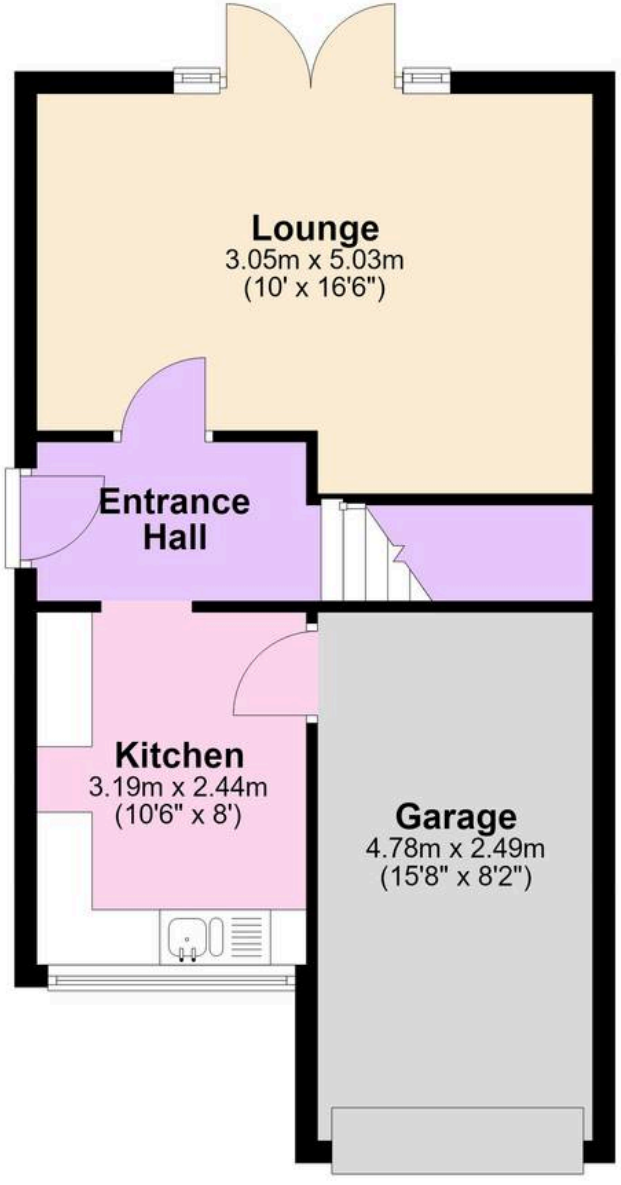






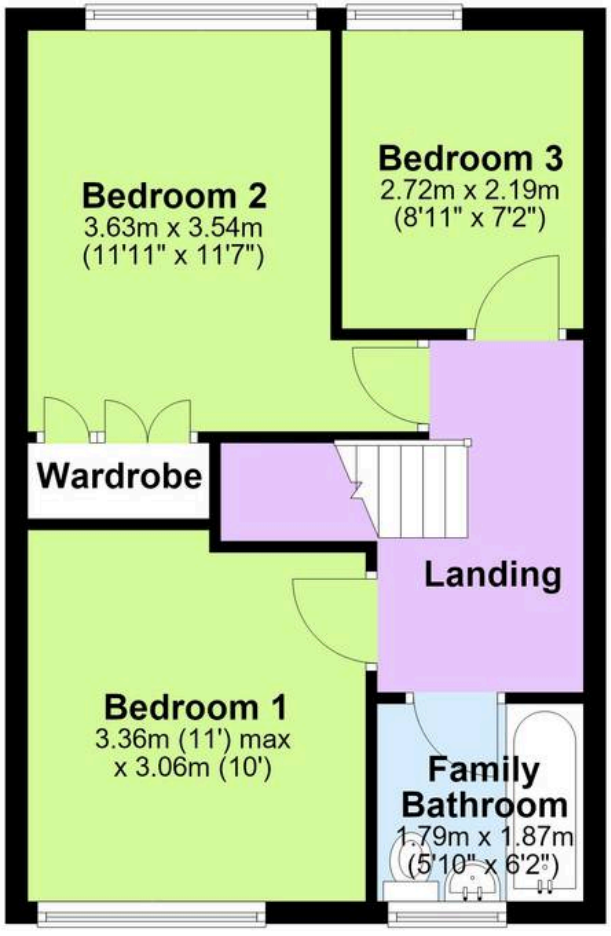
Ground Floor

Approx. 42.9 sq. metres (461.7 sq. feet)



First Floor

Approx. 39.7 sq. metres (427.4 sq. feet)



Total area: approx. 82.6 sq. metres (889.0 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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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 no delay in agreeing the sale. 2. Theses particulars do not constate 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.