



25 Waverley Avenue, Nuneaton, CV11 4RS
£190,000

cartwright
hands

25 Waverley Avenue

Nuneaton

- Three Bedrooms
- Lounge
- Kitchen/Diner
- Bathroom
- Garden
- Driveway
- No Chain
- Freehold
- EPC D (59)
- Council Tax Band A

Situated in a popular location in Attleborough & within easy reach of the town centre is this three bedroom end of terrace family home. The accommodation features: entrance hall, lounge, kitchen/diner, downstairs bathroom, three bedrooms. Externally there are well maintained gardens to the front and rear and a driveway to the front. The property is offered with no onward chain.



Accommodation Comprises

Entrance Hall

Door to front, stairs to first floor, door to lounge.

Lounge

Double glazed window to front, gas fire, radiator, door to kitchen/diner.

Kitchen/ Diner

Double glazed window to rear overlooking the rear garden, range of wall and base unit cupboards and drawers, two bowl stainless steel sink and mixer tap, plumbing for washing machine, space for fridge/freezer, integrated four ring gas hob with cooker hood, integrated double oven, radiator, door to rear lobby.

Rear Lobby

Door to bathroom and door to rear garden.

Family Bathroom

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

On the First Floor

Landing

Bedroom One

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

Bedroom Two

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

Bedroom Three

Double glazed window to front, built in wardrobe.

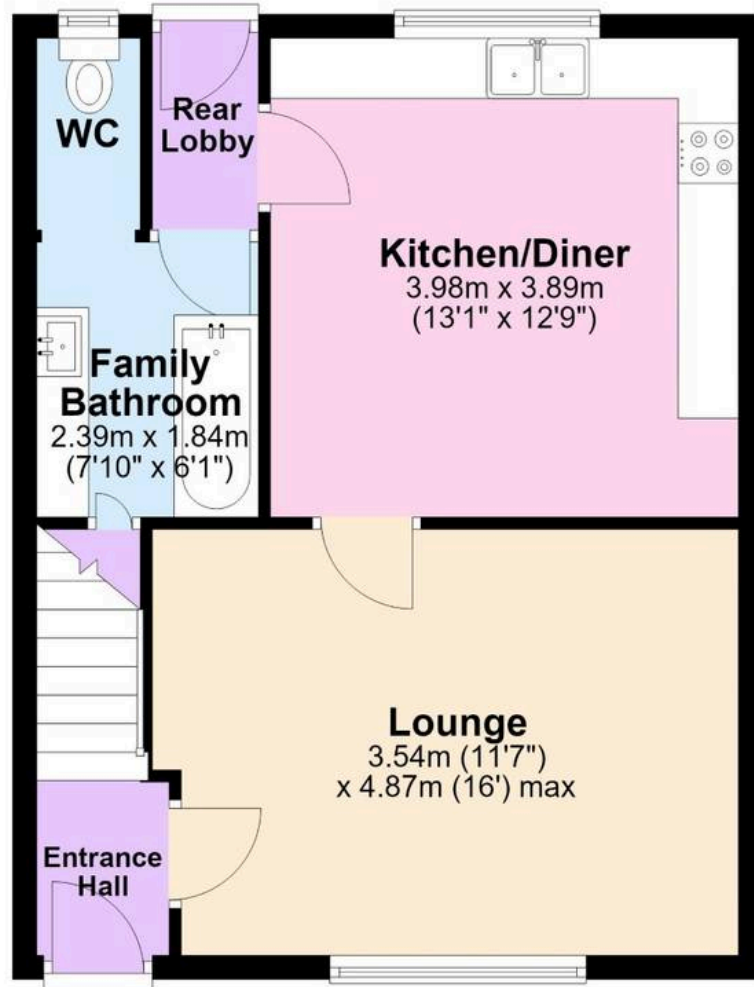
Rear Garden

Patio seating area, leading to level lawn with flower beds with flowers, plants and bushes enclosed by timber fence and hedge boundary, garden shed and workshop, gated access to the front of the property.



Ground Floor

Approx. 44.5 sq. metres (479.1 sq. feet)



First Floor

Approx. 34.4 sq. metres (370.8 sq. feet)



Total area: approx. 79.0 sq. metres (849.9 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 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.



cartwright
hands

Telephone: 02476 350 700
Email: sales@cartwrighthands.co.uk
59 Coton Road, Nuneaton, CV11 5TS

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. 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.