



100 Sherbourne Avenue, Nuneaton – CV10 9JL
£200,000

cartwright
hands

100 Sherbourne Avenue

Nuneaton

- Three Bedrooms
- Lounge
- Kitchen
- Garage
- Drive Way
- Garden
- No Chain

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 & drive way 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.

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 Tax Band We understand the council tax band is B

Services

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





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.

The logo for Cartwright Hands is located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

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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. 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.