

10 Stretton Road, Nuneaton, CV10 7ER

Offers in the Region £170,000

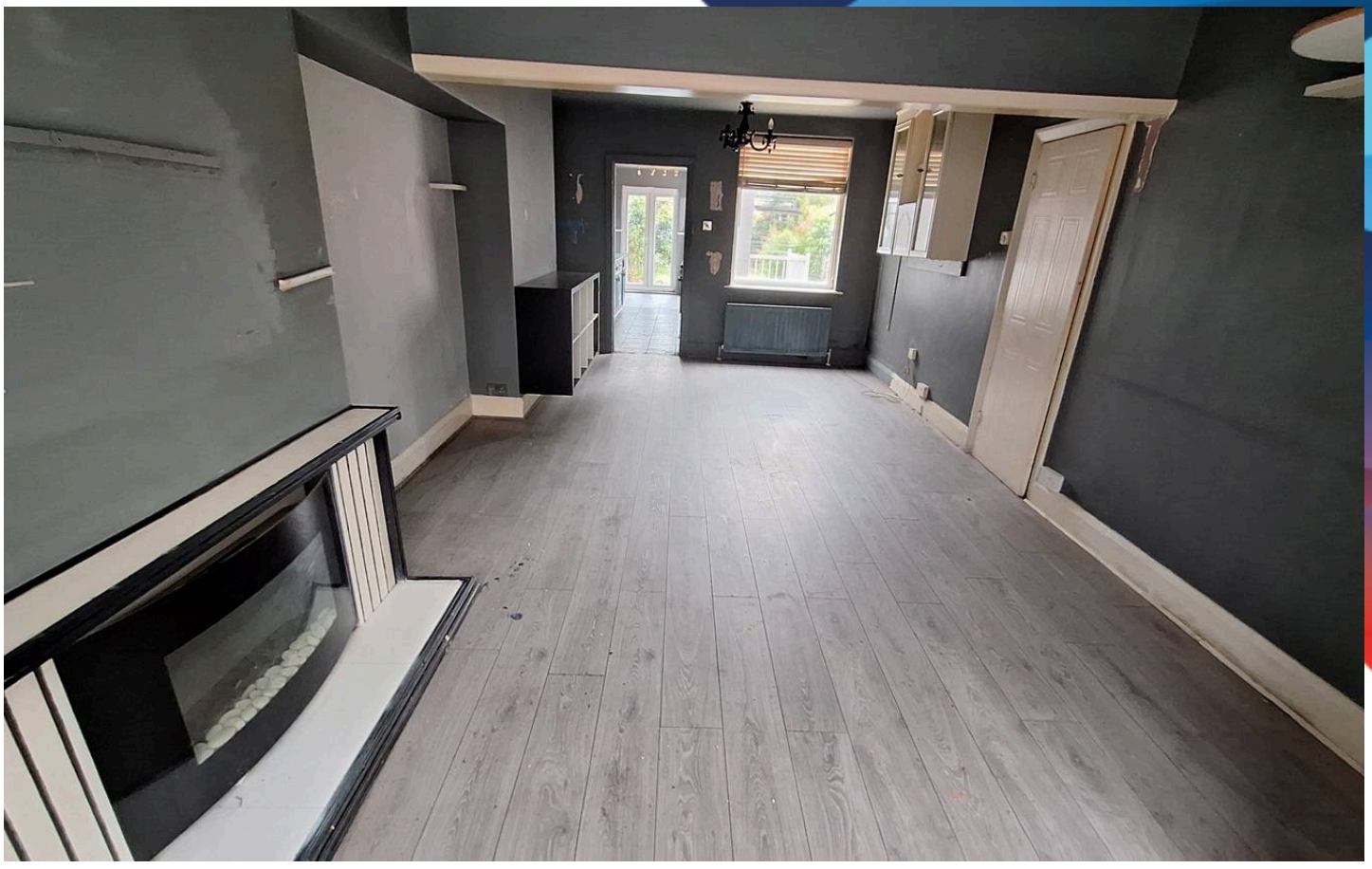
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10 Stretton Road

Nuneaton

- Two Bedrooms
- Lounge/Diner
- Kitchen
- Bathroom
- Rear Garden
- Freehold
- EPC D
- Council Tax Band B

This two bedroom terraced house is in need of renovation and is ideal for First Time Buyers or Investors. Situated in a popular location and within easy reach of the local shops and amenities. The accommodation features: entrance hall, lounge/diner, kitchen, two bedrooms and bathroom. Externally there is an enclosed garden to the rear.







Accommodation Comprises
On the ground floor

Lounge/diner
Open plan lounge/diner, double glazed bay window to front, double glazed window to rear, fire place, two radiators, door to kitchen.

Kitchen
Double glazed windows to side, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, electric oven & electric four ring hob with cooker hood, space for fridge/freezer, double glazed to to side and double doors to rear providing access to the rear garden.

On the First Floor

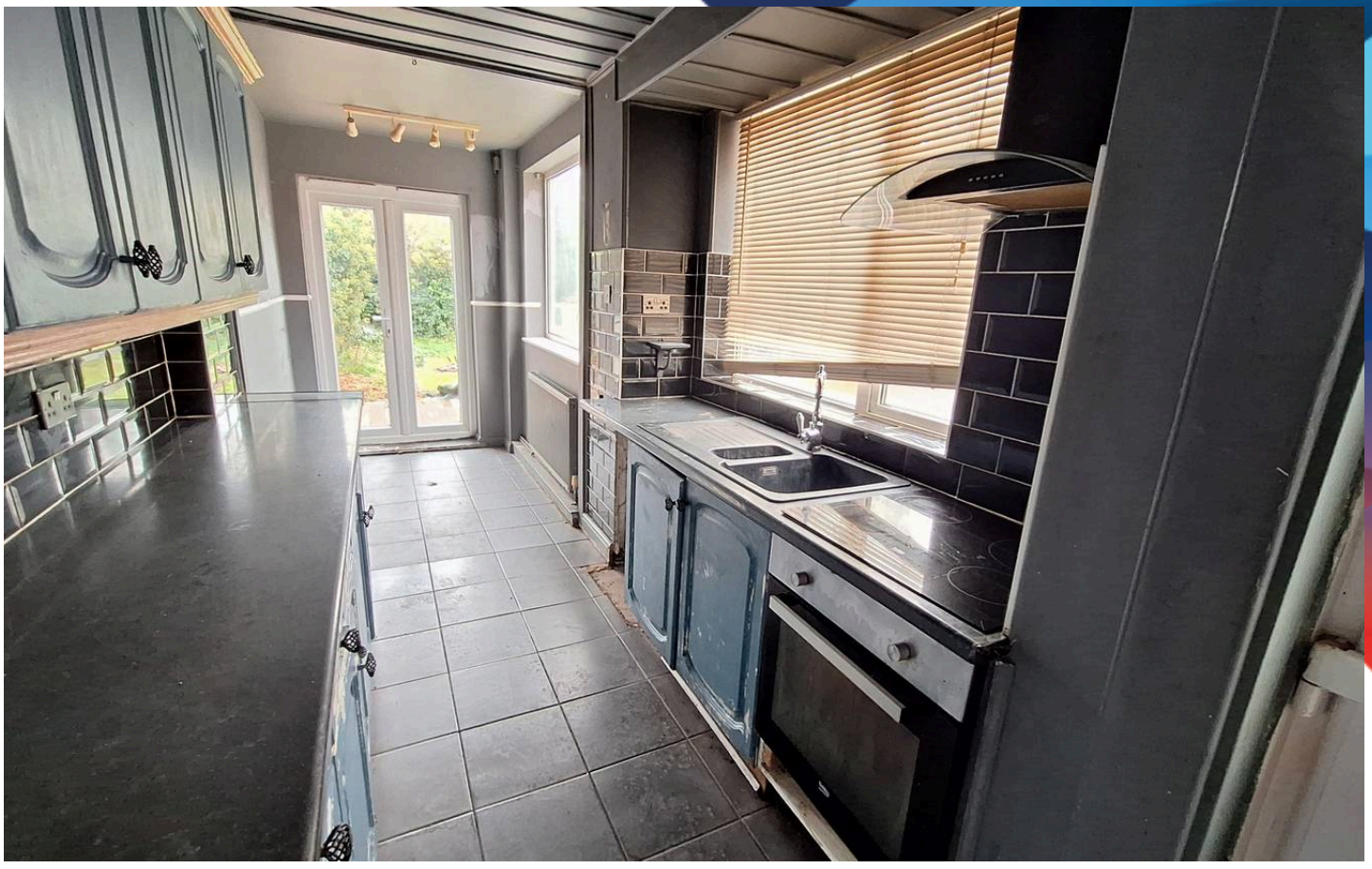
Bedroom One
Double glazed windows to the front, radiator.

Bedroom Two
Double glazed window to the rear, radiator.

Shower room
Double glazed windows to the rear, shower cubicle with shower, low level WC, wash hand basin, radiator.

Rear Garden
Decked area leading lawn area with trees & bushes enclosed by timber fence boundary.

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

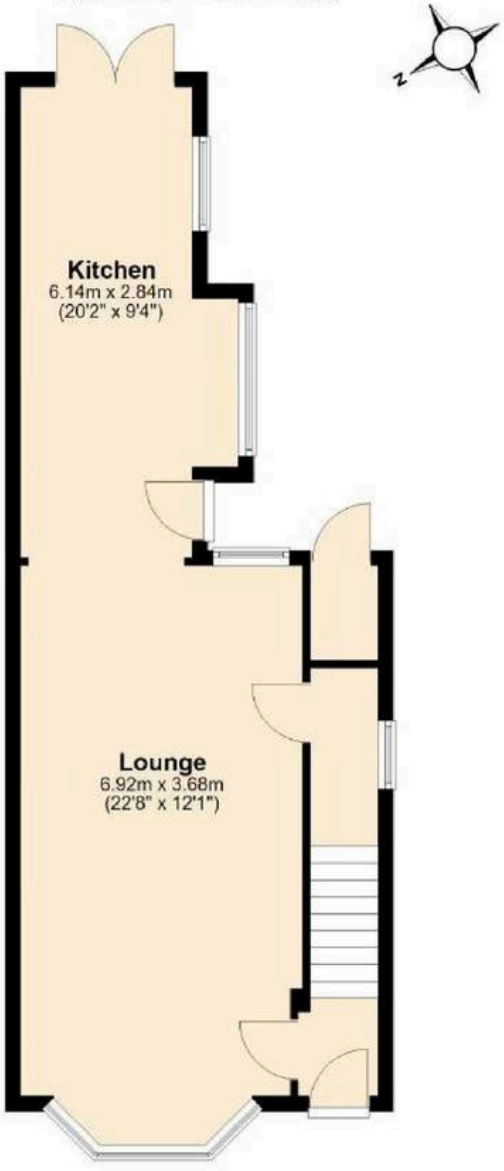






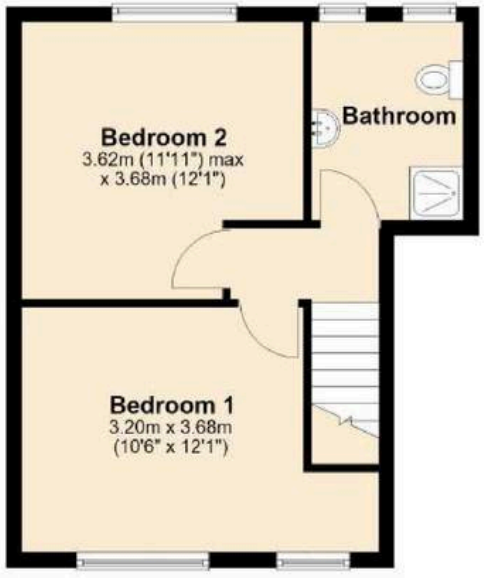
Ground Floor

Approx. 48.1 sq. metres (517.5 sq. feet)



First Floor

Approx. 35.1 sq. metres (377.9 sq. feet)



Total area: approx. 83.2 sq. metres (895.5 sq. feet)

This Plan is for illustration purposes only.
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.

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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.

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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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