



 **2**  
Bedrooms

 **1**  
Bathroom



**\*\*CLOSE TO WALSGRAVE HOSPITAL\*\*IDEAL FIRST-TIME BUY OR INVESTMENT\*\*** A well-presented two bedroom mid terraced family home located in a quiet cul-de-sac close to many local amenities such as Walsgrave Hospital, Tescos, Clifford Bridge & St Gregorys primary school and easy access to M69, M6, A45 & A46.

Briefly comprising of entrance porch, lounge/diner with sliding patio doors onto the garden and fitted kitchen with space for appliances. To the first floor are two bedrooms with one benefitting from built-in storage, part tiled family bathroom with a shower over the bath. Outside to the front is a driveway with a single garage and to the rear is a south-facing garden mainly laid to lawn with a paved area. Other features include double glazing and a modern combi boiler approx 6 years old.

Call Suttons to arrange a viewing.

Good to know:

Vendors position: They have found a property.

Freehold.

If rented, we estimate £950pcm - £900pcm.

Council Tax Band – B - £1700pa

EPC – D

Boiler – located in the kitchen – approx. 6 years old.


Property built in 1970's.

Loft access – via the landing – no ladder, is insulated. Not boarded.

Fuse box is located in the garage, with the meters on the external wall by the front door.

Measurements are found on the floor plan



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		89
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: 16 Bracadale Close, CV3

