



Walsingham Drive Nuneaton CV10 7RW

£240,000

cartwright
hands

Walsingham Drive

Nuneaton CV10 7RW

- Four Bedrooms
- Two En-suites
- Living Room
- Fitted Kitchen
- Bathroom
- Garden
- Garage
- EPC C
- Freehold
- Council Tax Band D
- We believe all mains services are connected to the property (not tested).

Spacious four bedroom town house situated in Bermuda Park with easy access to A444.

The accommodation features: entrance hall, living room, fitted kitchen, downstairs WC, two first floor bedrooms both with En-suite shower rooms, two further bedrooms and bathroom on the second floor. Externally there is an enclosed garden to the rear.



On the Ground Floor

W.C.

Low level WC, wash hand basin, radiator.

Lounge

Double glazed window to front, TV point, radiator, door to kitchen.

Kitchen/Dining Room

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated gas hob and electric oven with cooker hood, plumbing for washing machine, radiator, doors to rear garden.

On the First Floor

Bedroom 1

Double glazed window to front, radiator.

En-suite

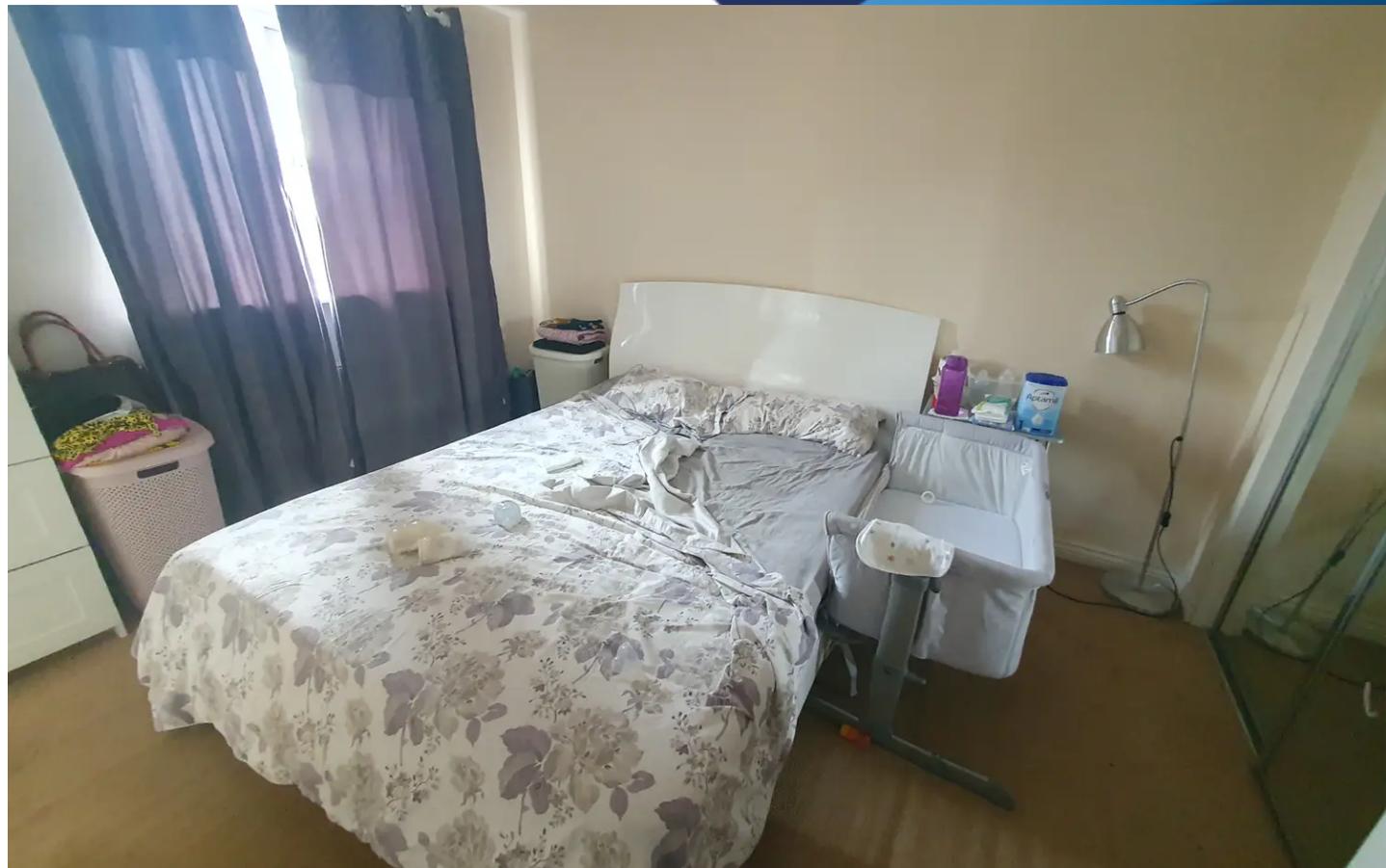
Opaque double glazed window to front, shower cubicle with shower, low level WC, wash hand basin.

Bedroom 2

Double glazed window to rear, radiator.

En-suite

Opaque double glazed window to rear, Shower cubicle with shower, low level WC, wash hand basin.



On the Second Floor

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath, low level WC, wash hand basin.

Bedroom 4

Double glazed window to rear, radiator.

Outside

Patio area leading to level lawn, enclosed by timber fence boundary and gated rear access.

Garage

Garage in a block to the rear of the property with parking to the front.



Ground Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



Kitchen/Dining Room
2.31m x 4.74m
(7'7" x 15'7")

Lounge
5.21m (17'1")
x 3.80m (12'6") max

WC

Total area: approx. 111.5 sq. metres (1200.3 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

First Floor

Approx. 38.6 sq. metres (415.6 sq. feet)



En-suite

Bedroom
3.54m x 2.68m
(11'7" x 8'10")

En-suite

Bedroom
3.03m (9'11")
x 3.18m (10'5") max

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Second Floor

Approx. 33.7 sq. metres (362.5 sq. feet)



Bathroom

Bedroom
3.28m x 2.53m
(10'9" x 8'4")

Bedroom
2.85m (9'4") plus alcove
x 4.74m (15'7")

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Special Note: 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.

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.

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