



Harvest Way Nuneaton CV10 0FJ

£390,000



Harvest Way

Nuneaton CV10 0FJ

- Four Bedrooms
- Living Room
- Fitted Kitchen/Breakfast Room
- Study/Office
- Downstairs W.C.
- Garden & Garage
- EPC B (84)
- The property is Freehold
- Council Tax Band E
- We believe all mains services are connected to the property (not tested).

This is a beautifully presented four bedroom detached family home is only five years old and has five years of NHBC guarantee remaining.

Situated in a great location at the end of this cul-de-sac the property comprises: entrance hall, living room, fitted kitchen/breakfast room, downstairs WC, Study/office, Master bedroom with en-suite shower room, Family bathroom, three further bedrooms. Externally, there are gardens to front & rear of the property and driveway to the side with a single garage. The property is offered with no onward chain.



On the ground floor

Hall

Door to front, stairs to first floor, doors to study/Office, downstairs WC, living room, Kitchen/ breakfast room, radiator.

Living Room/Dining Room

Double glazed bay window to front, TV point, radiator, double doors to kitchen/breakfast room.

Study

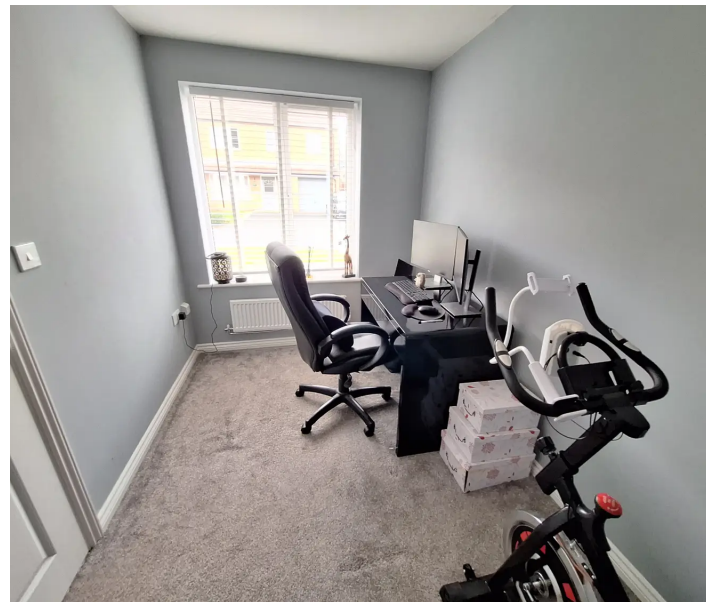
Double glazed window to front, radiator.

W.C.

Low level WC, wash hand basin.

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 with mixer tap, integrated washing machine, integrated electric oven and four ring gas hob with cooker hood, spot lights, double glazed doors to rear garden, radiator.



On the first floor

Landing

Doors to bedrooms and bathrooms, radiator.

Master Bedroom

Double glazed window to front, radiator, door to En Suite.

En-suite

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

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to rear, radiator.

Bedroom 4

Double glazed window to front, radiator.

Bathroom

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

Garden

Patio seating area leads to astro turf, enclosed by timber fence boundary.

Garage

Up & over door to front, with drive way to the front.

Flood Risk

Very Low Risk.



Ground Floor

Approx. 62.1 sq. metres (668.3 sq. feet)

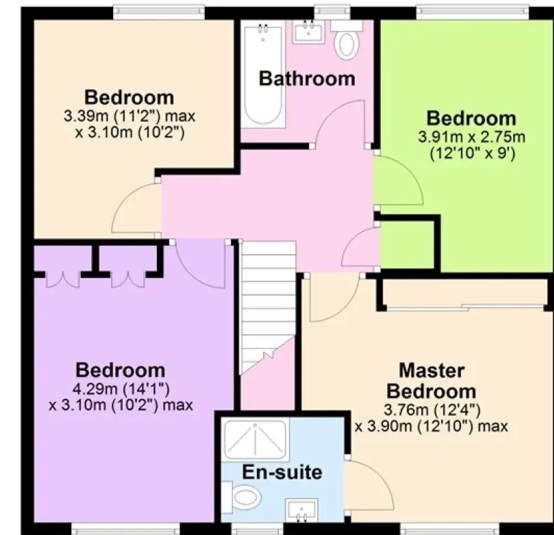


Total area: approx. 125.0 sq. metres (1345.8 sq. feet)

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. 62.9 sq. metres (677.5 sq. feet)



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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.

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 give 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 relied upon as statements or 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, featuring the word "cartwright" in white on a red background and "hands" in white on a blue background, both within a white-bordered rounded rectangle.

cartwright
hands

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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.