



Bermuda Village Nuneaton CV10 7PW

£180,000



# Bermuda Village

## Nuneaton

- Two Bedrooms
- Study/Bedroom 3
- Lounge
- Dining Room
- Fitted Kitchen
- Bathroom
- Garden
- Freehold
- EPC D (64)

This recently renovated two bedroom end of terrace house is situated in a popular location within easy reach of the George Elliot Hospital as well as the City centre. The accommodation features: Lounge, dining room, fitted kitchen, bathroom, two double bedrooms & study/bedroom 3. Externally there is a garden to the front and rear.

The property is offered with no onward chain.



### **Lounge**

Door to front, double glazed window to front, radiator.

### **Dining Room**

Double glazed window to rear, stairs to first floor, radiator, door to kitchen.

### **Kitchen**

Double glazed window to side, range of wall and base unit cupboards, single bowl stainless steel sink and drainer, integrated four ring electric hob with cooker hood, integrated electric oven, space for fridge/freezer, wall mounted gas central heating boiler, radiator, door to inner lobby.

### **Inner Lobby**

Double glazed door to garden, door to bathroom.

### **Bathroom**

Opaque double glazed window to side, panelled bath, low level WC, wash hand basin, part tiled walls.

### **On the first floor**

### **Landing**

### **Bedroom 1**

Double glazed window to front, radiator.

### **Bedroom 2**

Double glazed window to rear, radiator, door to Study/bedroom 3.

### **Study/Bedroom 3**

Double glazed window to rear, radiator.



**Garden**

Patio seating area, leading to level lawn enclosed by timber fence boundary.

**Services**

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

**Council Tax Band**

Council Tax Band A. Nuneaton & Bedworth



**Ground Floor**  
Approx. 53.0 sq. metres (570.9 sq. feet)



**First Floor**  
Approx. 45.4 sq. metres (488.3 sq. feet)



Total area: approx. 98.4 sq. metres (1059.2 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

### 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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The logo for Cartwright Hands is a rounded rectangle with a red top half and a blue bottom half. The word "cartwright" is written in white lowercase letters on the red background, and the word "hands" is written in white lowercase letters on the blue background.

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hands

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