



17 Northbourne Drive, Nuneaton, CV11 4GA
£300,000

cartwright
hands

17 Northbourne Drive

Nuneaton, CV11 4GA

- Detached House
- Three Bedrooms
- Lounge
- Kitchen/Diner
- Utility Room
- Downstairs WC
- En-Suite Shower room
- Garden & Garage
- EPC D (67)
- Council Tax Band D

This three bedroom detached family home is situated in a sought after location in Maple Park, convenient easy access to the town centre, a range of local school and and shops as well as excellent road links in and out of Nuneaton. The accommodation features entrance hall, downstairs WC, lounge, kitchen/diner, utility room, three bedrooms, master bedroom with en-suite shower room, family bathroom. The vendor has advised a new boiler was installed in 2022. Externally there is an enclosed garden to the rear and driveway and garage to the front of the property.



Accommodation comprises

Double glazed door to front, doors to downstairs WC, Lounge, Kitchen/diner, under stairs cupboard, stairs to first floor.

Entrance Hall

Lounge

Double glazed bay window to front, TV point, fireplace, radiator.

Kitchen/Diner

Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for fridge/freezer, integrated fridge, integrated electric oven and four ring gas hob with cooker hood, breakfast bar, space for dining table, TV point, radiator, sliding double glazed door to rear garden.

Utility room

Single bowl stainless steel sink and drainer, wall and base cupboard, space for tumble dryer, wall mounted gas central heating boiler, door to side providing access to front and rear garden.

Downstairs W.C.

Low level WC, wash hand basin, radiator.



On the First Floor

Landing

Doors to bedrooms & bathroom.

Bedroom One

Double glazed window to front, TV point, radiator, door to En-suite shower room.

En-suite Shower Room

Shower cubicle with mains shower, opaque double glazed window, low level WC, wash hand basin, heated towel rail.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window. Modern toilet fully tiled installed 2023 with Jacuzzi bath, with mains shower, low level WC, wash hand basin, heated towel rail.

Rear Garden

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

Garage & Drive Way

There is a single garage to the front of the property with drive way providing off road parking.

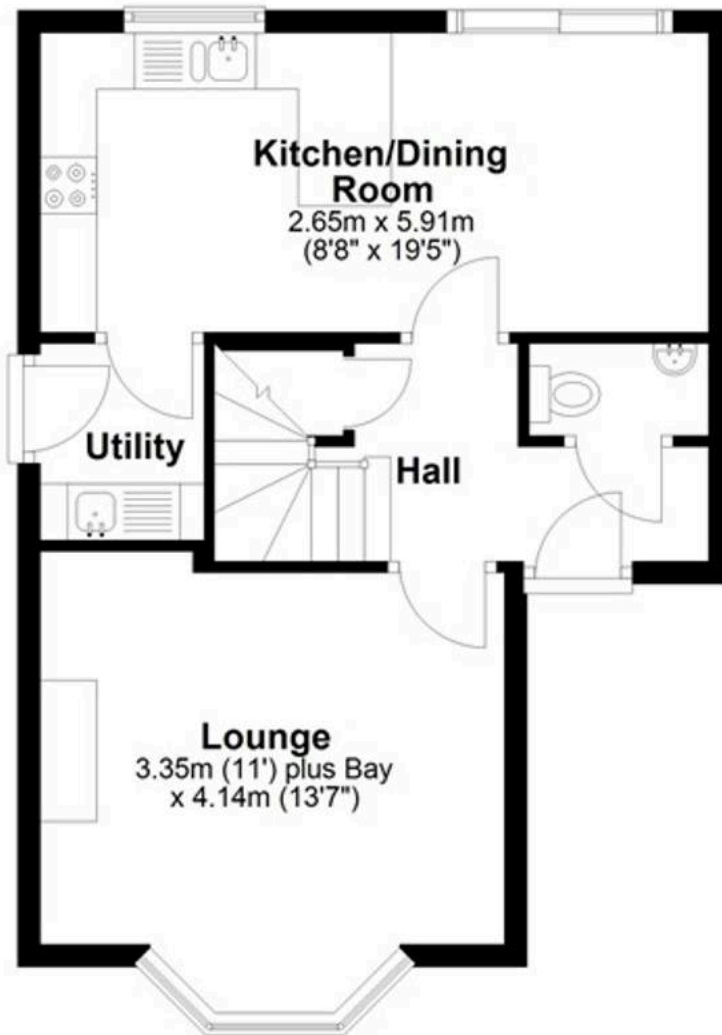
Tenure

We believe the property is Freehold.



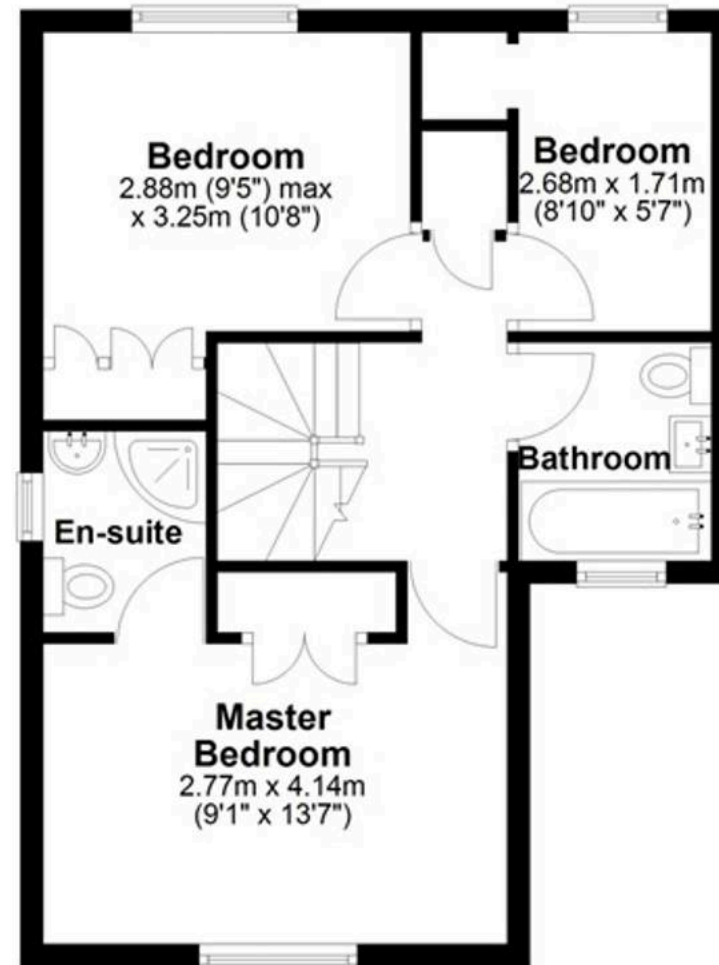
Ground Floor

Approx. 41.9 sq. metres (450.5 sq. feet)



First Floor

Approx. 41.6 sq. metres (447.9 sq. feet)



Total area: approx. 83.5 sq. metres (898.4 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.

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 is located in the bottom left corner. It consists of a red rounded rectangle with the word "cartwright" in white lowercase letters, and a blue rounded rectangle below it with the word "hands" in white lowercase letters.

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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. Theses particulars do not constate 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.