



5 Alexandra Street, Nuneaton, CV11 5RN
£175,000



5 Alexandra Street

Nuneaton

- Three Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Courtyard Garden
- No Chain
- Freehold
- Council Tax Band A
- EPC C (70)

This newly renovated house is situated in a convenient location with easy access to the city centre as well as the local shops and amenities. The accommodation features: lounge, dining room, fitted kitchen, three bedrooms and bathroom, easy maintenance courtyard garden to the rear. This property is offered with no onward chain.

N.B: The house has had fire damage and has been renovated by the owner.



On the Ground Floor

Entrance door

Lounge

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

Dining Room

Double glazed window to rear, electric remote control fire, stairs to first floor, door to kitchen.

Kitchen

Double glazed window to side, Newly fitted kitchen with a range of wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, integrated electric oven and four ring gas hob with cooker hood, wall mounted gas central heating boiler, double glazed door to rear courtyard.

On the First Floor

Landing

Bedroom One

Double glazed window to front, radiator.

Bedroom Two

Double glazed window to rear, radiator.

Bedroom Three

Double glazed window to rear, radiator.

Bathroom

Opaque double glazed window to side, panelled bath with mixer shower, low level WC, wash hand basin with integrated cupboards, heated towel rail.

Loft

Spacious loft space with Velux windows and drop ladder.

Courtyard

Easy maintenance courtyard garden to rear.

Services

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



Ground Floor

Approx. 42.9 sq. metres (462.0 sq. feet)



First Floor

Approx. 50.7 sq. metres (545.7 sq. feet)



Total area: approx. 93.6 sq. metres (1007.7 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.

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 a rounded rectangle divided into two horizontal sections. The top section is red with the word 'cartwright' in white lowercase letters. The bottom section is dark blue with the word 'hands' in white lowercase letters.

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