



**hawkins**  
Sales and Lettings  
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49 Aston Road

Abbey Green, Nuneaton, CV11 5EJ

Asking Price of  
£126,500

- Mid Terrace
- Two double bedrooms
- Living room & dining room
- Gas c/h & uPVC d/g
- Modern kitchen
- First floor bathroom
- Walled garden
- NO CHAIN EPC RATING D



That the current owners of this home are looking sell considering the rental return possible. This well presented two bedroom terraced home comes to the market with no onward chain and makes an ideal opportunity for a first time buyer or landlord investor. Rental return considered to be in the region of £575 to £595 per calendar month. Providing lounge, dining room, modern kitchen, two double bedrooms, large bathroom, modern gas combi boiler, uPVC double glazing, porch and walled garden. Ideally situated for closeness to the town centre, road links, bus routes, local shops and schooling. Offered for sale with no onward chain.

Draft particulars, yet to be approved by the vendors.

#### ENTRANCE PORCH

Having uPVC double glazed entrance door and further glazed timber door to:

#### FRONT LOUNGE

12' 3" max x 13' 2" into bay (3.73m x 4.01m) Having central heating radiator, uPVC double glazed bay window to the front, telephone point, tv aerial points and door to:

#### INNER HALL

Having under stairs storage cupboard and door to:

#### DINING ROOM

12' 4" x 12' 1" (3.76m x 3.68m) Having central heating radiator, uPVC double glazed window to the rear, door and stairs to the first floor and further door to:

#### KITCHEN

7' 1" x 13' 2" (2.16m x 4.01m) Having a range of refitted hi-gloss wall and base units with adjoining work surfaces and tiled splash backs, inset single drainer sink with mixer tap, space for electric cooker with extractor hood over, space and plumbing for automatic washing machine, space for under counter fridge and freezer, wood effect laminate flooring, central heating radiator, uPVC double glazed windows and door to the side.

#### FIRST FLOOR LANDING

Having doors to:

#### BEDROOM ONE

14' 1" x 11' 3" (4.29m x 3.43m) Having central heating radiator, tv aerial cable, storage cupboard with loft access, uPVC double glazed window to the front.



## BEDROOM TWO

11' 1" x 12' 2" (3.38m x 3.71m) Having central heating radiator, range of fitted wardrobes and uPVC double glazed window to the rear.

## BATHROOM

7' 1" x 13' 0" (2.16m x 3.96m) Having a white suite comprising: - low level w.c., pedestal wash hand basin, panelled bath with mixer tap and shower attachment, PVC clad splash backs, cupboard housing recently fitted Valliant boiler, central heating radiator, wood effect laminate flooring and obscure uPVC double glazed window to the rear.

## OUTSIDE

To the front of the property is a walled and paved fore garden with wrought iron gate. Side gated access

leads to the rear with paved patio areas, lawn, stocked border, fenced and walled boundaries, brick built outhouse and w.c.

## GENERAL INFORMATION

**TENURE:** we understand from the vendors that the property is freehold with vacant possession on completion.

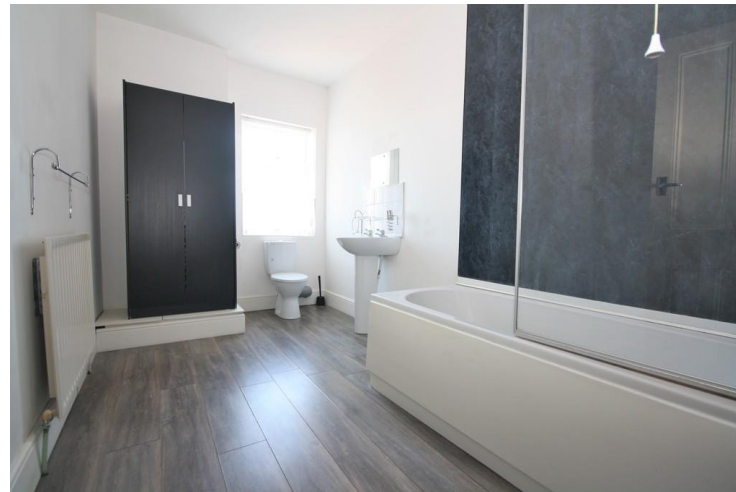
**SERVICES:** all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

**FIXTURES AND FITTINGS:** only those as mentioned

in these details will be included in the sale.

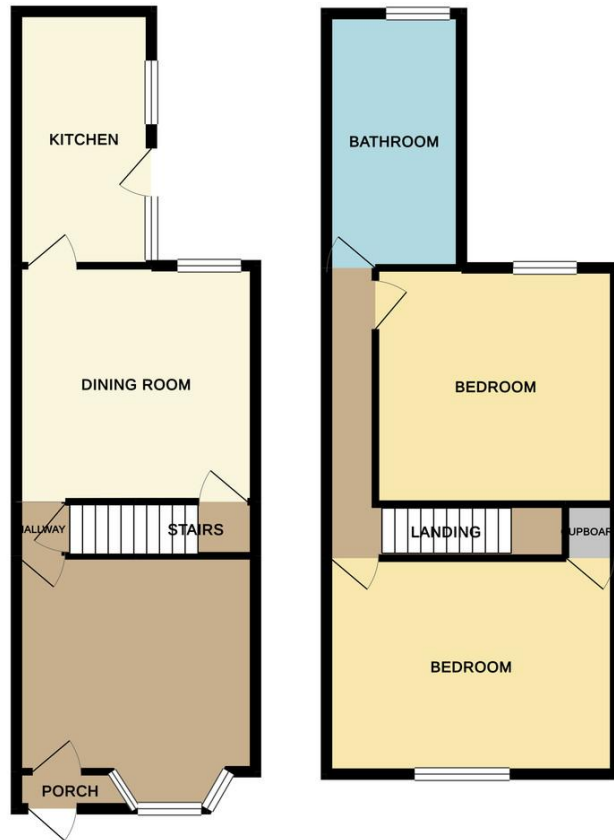
**MEASUREMENTS:** the measurements provided are given as a general guide only and are all approximate.

**VIEWING:** by prior appointment through the Sole Agents.



GROUND FLOOR  
40.3 sq. m. (433 sq. ft.) approx.

1ST FLOOR  
44.7 sq. m. (481 sq. ft.) approx.



TOTAL FLOOR AREA: 84.9 sq. m. (914 sq. ft.) approx.

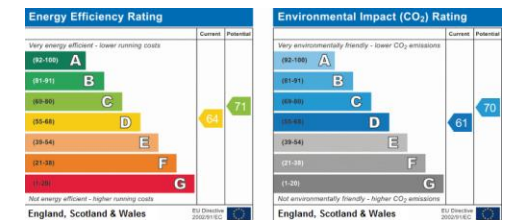
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.  
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## TENURE

Freehold

## LOCAL AUTHORITY

Nuneaton and Bedworth Borough  
Council



## OFFICE

Kathleen House  
39 Newdegate Street  
Nuneaton  
Warwickshire

T: 02476 374 949

E: [nuneaton@hawkins-online.co.uk](mailto:nuneaton@hawkins-online.co.uk)

W: [www.hawkinggroup.co.uk](http://www.hawkinggroup.co.uk)

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.