



**48a Tudor Road, Nuneaton
Warwickshire CV10 9EH
Asking Price £59,950**

*** CASH BUYERS ONLY *** Pointons Estate Agents are delighted to offer for sale this well presented two bedroom first floor maisonette on Tudor Road, Camp Hill, Nuneaton benefiting from gas central heating and double glazing throughout. The property comprises of an entrance hall, landing, lounge, fitted kitchen, two bedrooms and family bathroom. Outside to the side and rear are lawned gardens. This property is offered with no upward chain and viewings to be contacted directly via the agent on 02476 373300 EPC C



Entrance Hall

Entrance via double glazed front door and stairs off to the first floor.

Lounge

14'4" x 10'11" (4.37m x 3.33m)

Double glazed window to front, carpeted, radiator, telephone and tv points.

Kitchen

6'0" x 10'4" (1.84m x 3.16m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with taps, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with extractor hood over, double glazed window to rear, radiator and vinyl flooring.

Bathroom

Fully tiled bathroom featuring a three piece suite comprising with a bath with shower over and rail, hand wash basin with taps and a WC, veluxe double glazed window to side.

Bedroom

12'11" x 10'1" (3.93m x 3.07m)

Double glazed window to rear, carpeted, radiator and featuring a selection of fitted cabinets.

Bedroom

10'9" x 6'4" (3.27m x 1.94m)

Double glazed window to front, radiator, carpeted and a storage cupboard.

Outside

To the side of the property is a lawned garden and to the rear is an enclosed lawned garden via gate. To the front there is street parking to the property.

Leasehold Information

We have been advised that there are 58 years left on the lease with approximately £50 year per annum service charge to be verified by a solicitor.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from pointons-group.com website.

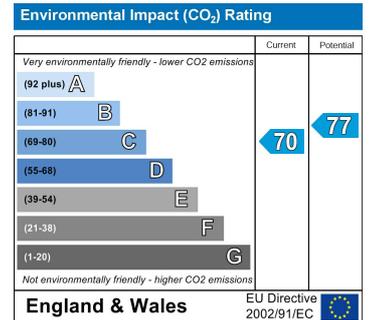
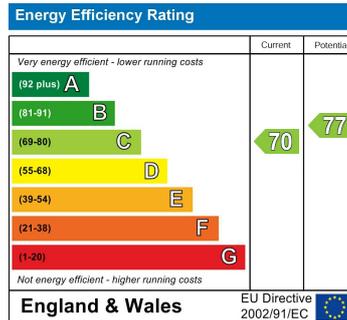
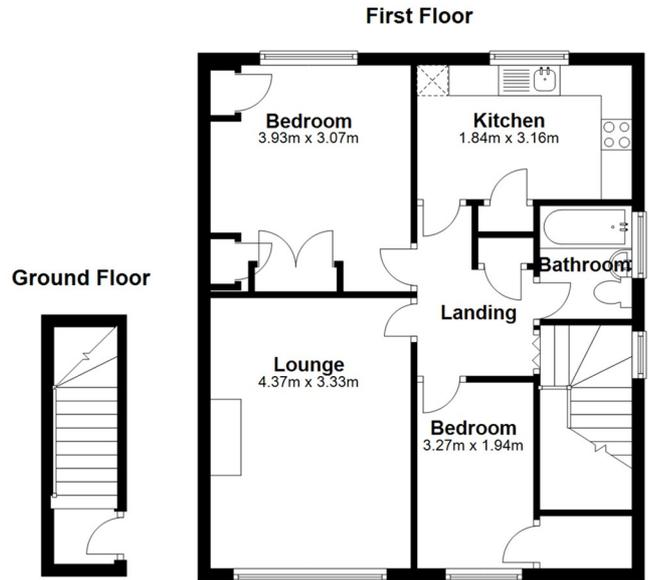
To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



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