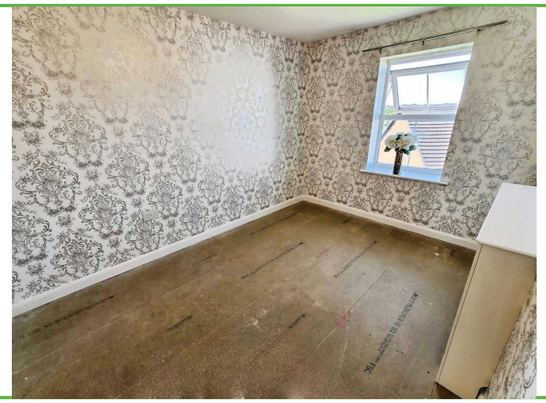




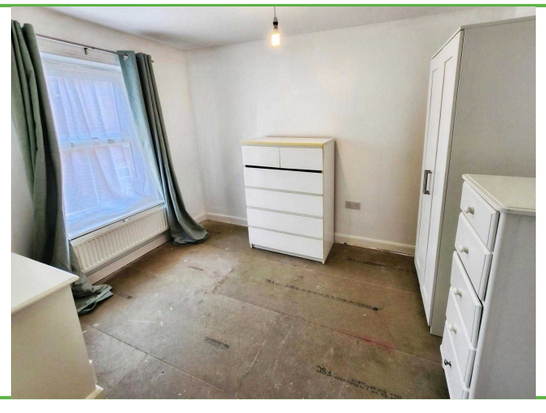












Edinburgh Road, Nuneaton,
Warwickshire, CV10

Asking Price: £210,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

The Property Ombudsman

Edinburgh Road, Nuneaton, Warwickshire, CV10

Asking Price: £210,000 Tenure: Freehold

Council Tax Band: C
EPC Rating: C
Local Authority: Nuneaton & Bedworth Borough Council, Nuneaton

Other important information which you will need to know about this property can be found at your-move.co.uk

Offered with No Upward Chain , This Three Bedroom Semi Detached House needs to be viewed to be appreciated and is priced to sell. Please call our Nuneaton Office today to arrange your viewing.

Description
NO UPWARD CHAIN !!!! EN SUITE !!! DRIVEWAY !!! Your Move are delighted to offer For Sale this Modern Three Bedroom Semi Detached House which is offered with No Upward Chain. In brief the property consists of to the Ground Floor and Entrance Hall , Lounge/Dining Room , Kitchen and Downstairs Wc whilst to the First Floor there are Three Well Proportioned Bedrooms and a Bathroom with the Main Bedroom having an En Suite Shower Room. To the outside there is a Tandem Driveway to the Side and an Enclosed Rear Garden. The property also benefits from Double Glazing and Gas Central Heating. Freehold , EPC Rating C.

Location
Edinburgh Road is located on a modern housing estate in Nuneaton less than 2 miles from the town centre . The area has its own local amenities to include petrol station, convenience shops and schools. Further amenities can be found in the Nuneaton Town Centre to include a wide variety of shops and eateries, banks and building societies, bus and train stations.

Entrance Hall
3'10" x 13'3" (1.17m x 4.04m)
With Staircase Off.

Lounge/Dining Room
15'1" x 15'3" (4.6m x 4.65m)
With Double Doors to Rear and Storage Cupboard.

Kitchen
8'2" x 12'2" (2.5m x 3.7m)
With Range of High Gloss Wall and Base Units , Inset Sink with Integrated Oven , Gas Hob and Extractor Over.

Downstairs Wc
3'2" x 4'10" (0.97m x 1.47m)
With Low Level Wc ,Wash Hand Basin and Tiled Flooring.

Landing
With Loft Access.

Main Bedroom
8'6" x 14'1" (2.6m x 4.3m)
With Door to En Suite Shower.

En Suite Shower
4'4" x 8'6" (1.32m x 2.6m)
With Shower Cubicle , Low Level Wc and Wash Hand Basin.

Bedroom Two
8'6" x 10'2" (2.6m x 3.1m)

Bedroom Three
6'3" x 8'10" (1.9m x 2.7m)

Bathroom
6'3" x 8' (1.9m x 2.44m)
With Bath and Electric Shower Over, Low Level Wc and Wash Hand Basin.

Outside
With Driveway to the Side for Two Cars and an Enclosed Rear Garden laid with Artificial Grass and Patio Area with Side Entrance Gateway.

Nuneaton Borough Council

Council Tax Band C

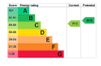
Freehold
However there is a service charge of £13.36 per month

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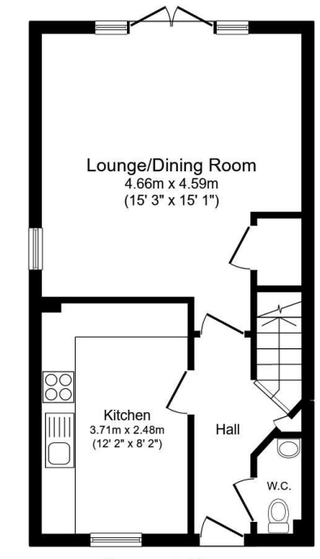
All Measurements
All Measurements are Approximate.

Laser Tape Clause
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause
Measurements are approximate. Not to Scale. For illustrative purposes only.



For full EPC please contact the branch.



Total floor area: 81.3 sq.m. (875 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

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We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider, which may also be an associated company of Your Move.