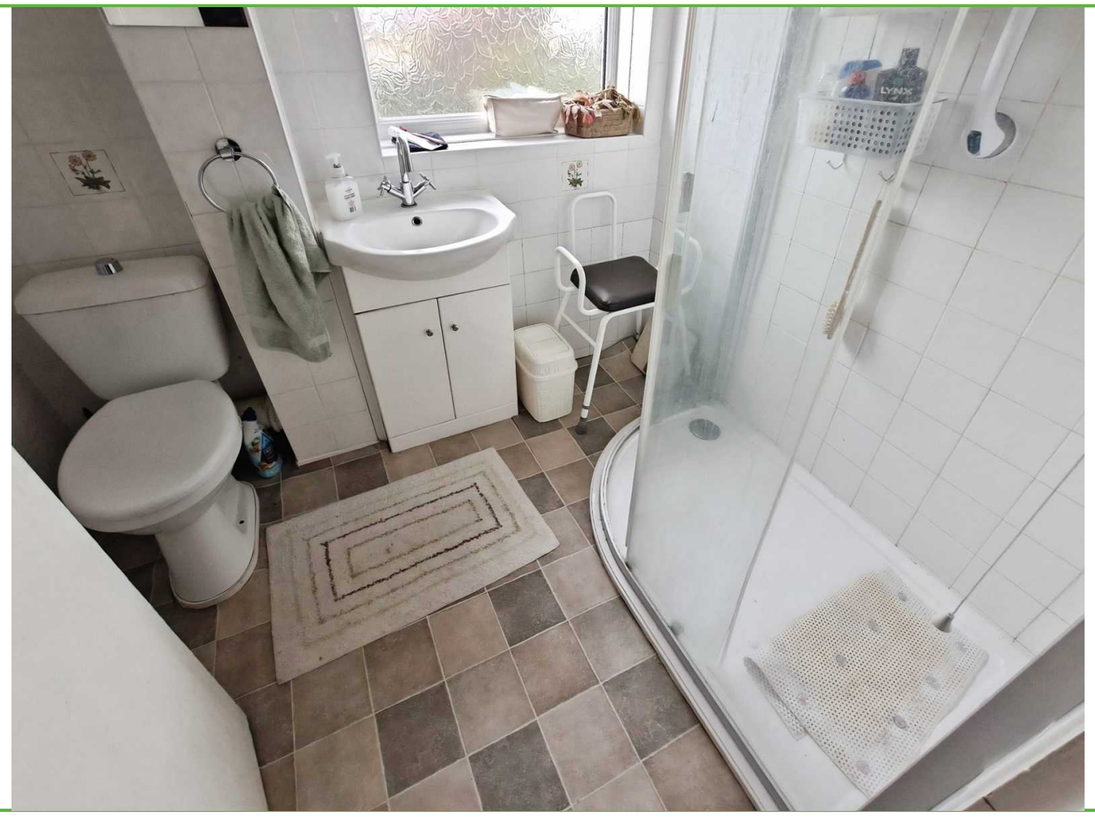
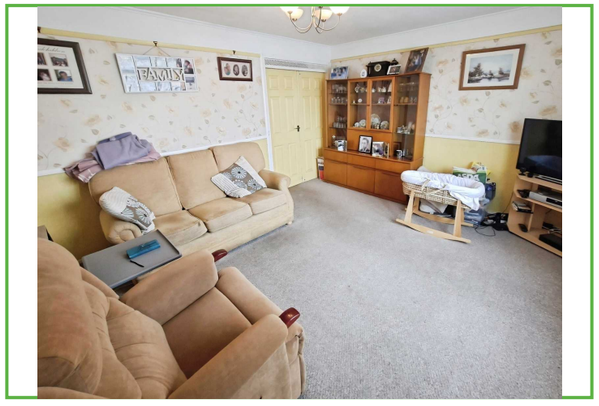
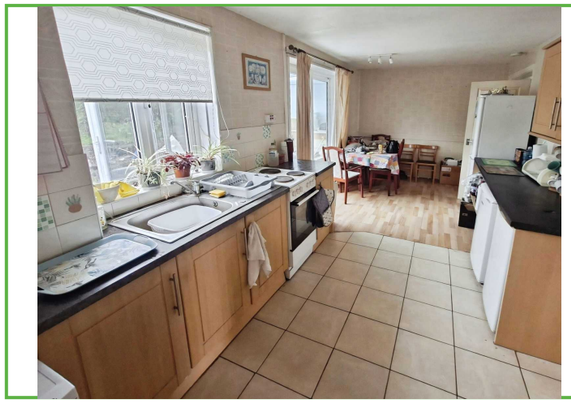




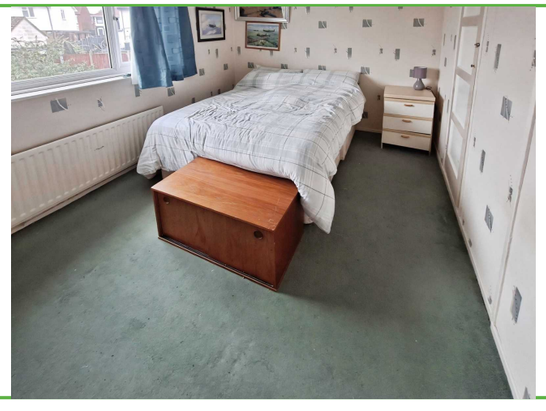












Trafford Drive, Nuneaton,
Warwickshire, CV10

Guide Price: £120,000

Tenure: Freehold

YOUR MOVE

your-move.co.uk

Trafford Drive, Nuneaton, Warwickshire, CV10

Guide Price: £120,000 Tenure: Freehold

Council Tax Band: A
EPC Rating: TBC
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

SOLD BY MODERN METHOD OF SALE !!! Offered with No Upward Chain and in need of Modernisation , This property sits on a good size plot and can be made into a lovely Family Home. Please call our Nuneaton Office today to arrange your viewing.

Description
SOLD BY MODERN METHOD OF SALE !!!!!! Your Move are delighted to offer For Sale this Three Bedroom Semi Detached House which needs to be viewed to appreciate the size of he accommodation on offer. In brief the property consists of to the Ground Floor an Entrance Hall , Lounge,Kitchen/Dining Room Conservatory and Downstairs Wc whilst to the First Floor there are Three Bedrooms and a Shower Room Wc. To the outside there is a Gravelled and Paved Garden to the Front and a Larger than Average Rear Garden. The property also benefits from Double Glazing and Gas Central Heating. Freehold , EPC Awaiting.

This property is for sale by Modern Method of Auction allowing the buyer and seller to complete within a 56 Day Reservation Period. Interested parties' personal data will be shared with the Auctioneer (iamsold Ltd). If considering a mortgage, inspect and consider the property carefully with your lender before bidding. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee. For the most recent information on the Buyer Information Pack fee, please contact the iamsold team. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. This Fee is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. The Fee is considered within calculations for stamp duty. Services may be recommended by the Agent/Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £960 inc. VAT. These services are optional.

Location
Trafford Drive is within 3 miles of Nuneaton Town Centre which has access to all amenities and also having local shops, Supermarket, Post Office etc nearby. Close to local schools and Bus Routes giving access to all local areas. Nuneaton Town Centre Boasts Shopping Centre, Bus and Train Stations.

Entrance Hall
7'1" x 12'7" (2.16m x 3.84m)
With Staircase Off.

Lounge
13'10" x 12'2" (4.22m x 3.7m)
With Double Doors leading to the Kitchen/Dining Room.

Kitchen/Dining Room
21'4" x 8'10" (6.5m x 2.7m)
With Range of Wall and Base Units. Inset Sink Unit with Patio Doors leading to the Conservatory.

Conservatory
6'3" x 12'7" (1.9m x 3.84m)
With Door leading out to the Rear Garden.

Downstairs Wc
4'2" x 3'3" (1.27m x 1m)
With Low Level Wc.

Stairs To

Bedroom One
12'3" x 12'10" (3.73m x 3.9m)

Bedroom Two
13'9" x 8'7" (4.2m x 2.62m)

Bedroom Three
8'6" x 9'2" (2.6m x 2.8m)

Shower Room
5'10" x 7'3" (1.78m x 2.2m)
With Corner Shower Cubicle , Low Level Wc , Wash Hand Basin.

Outside
With Gravelled and Paved Front Garden and Larger than average Rear Garden with Storage/Workshop.

Nuneaton Borough Council

For full EPC please contact the branch.



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

YOUR MOVE

Council Tax Band A

Freehold

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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.

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.