



### 3 bed terraced house to buy in

Whittleford Road, Nuneaton, Nuneaton,  
Warwickshire, CV10 9HU

**£120,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms and Conditions
- ✓ Immediate 'exchange of contracts' available
- ✓ In need of some general
- ✓ Three Bedrooms
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Mobile signal: Good

## Description

Being Sold via Secure Sale online bidding. Terms & Conditions apply.

A three bedroom traditional mid terrace house benefiting from gas central heating and double glazing. Lounge, inner hall, dining room, fitted kitchen, ground floor bathroom and first floor landing. Forecourt and rear garden. Immediate vacant possession.

### Lounge

11' 6" x 12' 5" (3.51m x 3.78m)

Having a pvcU double glazed front entrance door, radiator and double glazed window to front elevation.

### Inner Hall

Having an under stairs storage cupboard.

### Dining Room

12' 5" x 12' 6" (3.79m x 3.80m)

Having a radiator, door and stairs to first floor and double glazed French doors to rear garden.

### Fitted Kitchen

11' 10" x 6' 9" (3.60m x 2.07m)

Having a range of matching fitted base units, drawers, wall mounted storage cupboards, working surfaces, inset stainless steel sink unit with mixer tap, tiled floor, radiator, double glazed window and door to side elevation.

## Bathroom

Having a white suite comprising a panelled bath with shower over, shower screen, wc, wash hand basin, fitted cupboards and double glazed window to side elevation.

## First Floor Landing

Having a radiator.

## Bedroom 1

11' 7" x 12' 5" (3.53m x 3.79m)

Having a radiator and double glazed window to front elevation.

## Bedroom 2

12' 6" x 9' 7" (3.81m x 2.91m)

Having a radiator and double glazed window to rear elevation.

## Bedroom 3

12' 5" x 7' 1" (3.79m x 2.17m)

Having a radiator, wall mounted gas central heating boiler and double glazed window to rear elevation.

## Outside

Having a forecourt and rear garden.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £120,000

Property Type: Terraced House

Parking: On Street

Year built: 1920

Construction materials: Brick and block

Roofing type: Clay tiles

Known property issues: Damp

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Water meter: No


Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100) <b>A</b>			
(81-91) <b>B</b>			86
(69-80) <b>C</b>			
(55-68) <b>D</b>		64	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 	

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Contact your local branch today for more information on this property:

**7 Bath Road, Hounslow, Middlesex, TW5 9AX, Tel: 02085772777, <https://www.lmark.co.uk/>**

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