



Nuneaton Road, Bedworth CV12 8AR

Offers Over £90,000

Modern and spacious two bedroom ground floor apartment in a great location within easy reach of the M6 & A444 benefiting from double glazing and electric heating. Comprises of lounge with French doors that lead onto a small patio area, fully fitted kitchen with integrated electric hob & oven. Part tiled bathroom with white suite and bath with the master bedroom benefiting from an en suite shower room with mixer shower. Other features include secure entry phone system, intruder alarm and an allocated parking space. The property would appeal to investors as there is currently a tenant in-situ with an annual income of £7140.

Approach

Communal entry with secure intercom system

Entrance Hall

Carpeted, electric heater, large built-in storage cupboard housing hot water tank

Lounge/Diner

12'3" max x 15'3" (3.74m max x 4.67m)

Carpeted, electric heater, double glazed French doors to rear

Kitchen

11'8" x 5'2" (3.56m x 1.59m)

Vinyl flooring, range of modern fitted units with worktop over, integrated electric oven & hob with extractor, space for washing machine and fridge/freezer

Bathroom

8'4" x 5'2" (2.56m x 1.59m)

Vinyl flooring, heated towel rail, white fitted suite with bath, WC & basin

Bedroom 1

10'3" max x 11'7" max (3.14m max x 3.54m max)

Carpeted, double glazed window to rear, electric heater

En-suite Shower Room

Vinyl flooring, heated towel rail, shower cubicle with mixer shower, WC & basin

Bedroom 2

7'7" x 11'7" (2.32m x 3.54m)

Carpeted, double glazed window to rear, electric heater

Tenure

The agent has been informed that the property is offered leasehold however any interested party should obtain confirmation of this via their own solicitor or legal representative.

Viewings

Viewings are strictly by appointment only via Archer Bassett.

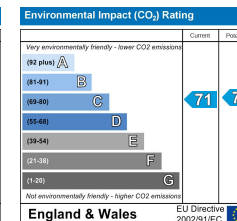
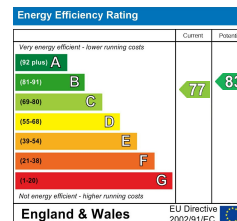


This plan is for illustrative and guidance purposes only and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy of this floor plan all measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken by the Agent for any errors, omissions or misrepresentation.
Plan produced using PlanUp.



DISCLAIMER

The details for this property advert are believed to be accurate but not all items shown in the photographs may be included and interested parties must not rely upon this advert or any other statement as being a representation of fact and must satisfy themselves by inspection or otherwise to the correctness of each of them. Archer Bassett, or any of its employees, has authority to make or give any representation or warranty whatsoever in relation to the property. All verbal statements made in the course of negotiations are made on the same understanding. This advert does not form part of any contract nor does it constitute property particulars.



5/6 Greyfriars Court, Greyfriars Road, Coventry CV1 3RY

024 7623 7500

sales@archerbassett.co.uk

lettings@archerbassett.co.uk

archerbassett.co.uk

@archerbassett