



Mount Nod Way Coventry CV5 7GX

£290,000

cartwright
hands

Mount Nod Way

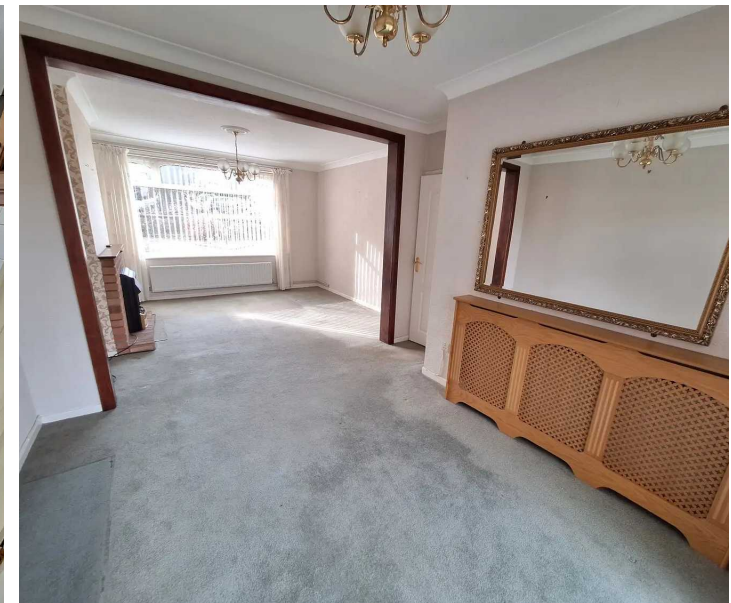
Coventry

- Three bedrooms
- Lounge/Diner
- Kitchen
- W.C/Utility
- Garden
- Driveway & Garage
- EPC D (64)
- Council Tax Band C
- We believe all mains services are connected to the property (not tested).
- The property is freehold

This three bedroom semi-detached family home is situated on sought after road in Mount Nod Way.

The accommodation features: entrance hall, lounge/diner, kitchen, downstairs WC/Utility, three bedrooms and family bathroom, enclosed garden to rear, driveway and garage.

The property is offered with no onward chain.



Ground Floor:**Entrance Hall:**

Door to front, stairs to first floor, doors to living room and kitchen.

Lounge

Double glazed window to front, fire place, radiator.

Dining Area:

Double glazed sliding doors to rear garden, radiator.

Kitchen:

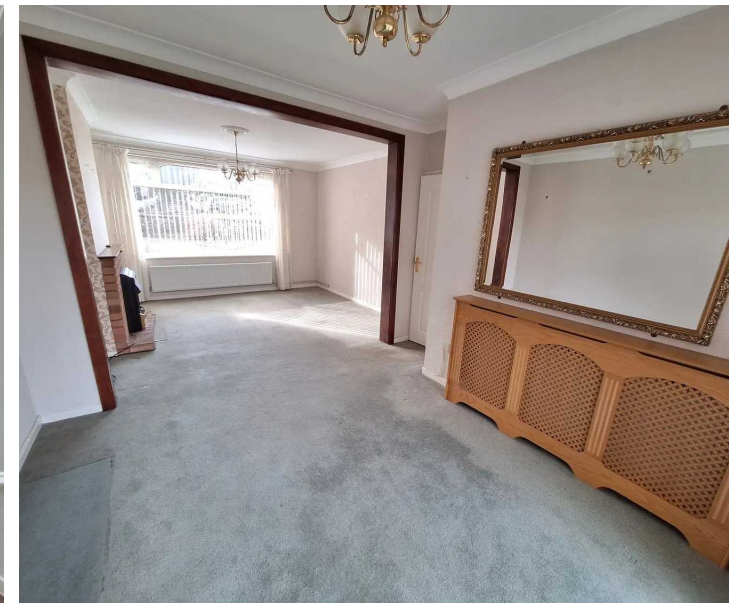
Double glazed window to rear, range of wall and base unit cupboards and drawers, single bowl sink and drainer with mixer tap, integrated electric oven and four ring gas hob with cooker hood, door to inner lobby.

Inner Lobby:

Door to WC/Utility, door to garage, door to rear garden.

W.C

Opaque double glazed window to rear, low level WC, plumbing for washing mashing, radiator.



First Floor:**Landing:**

Doors to bedrooms and bathroom.

Bedroom 1

Double glazed window to front, built in wardrobes, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bathroom:

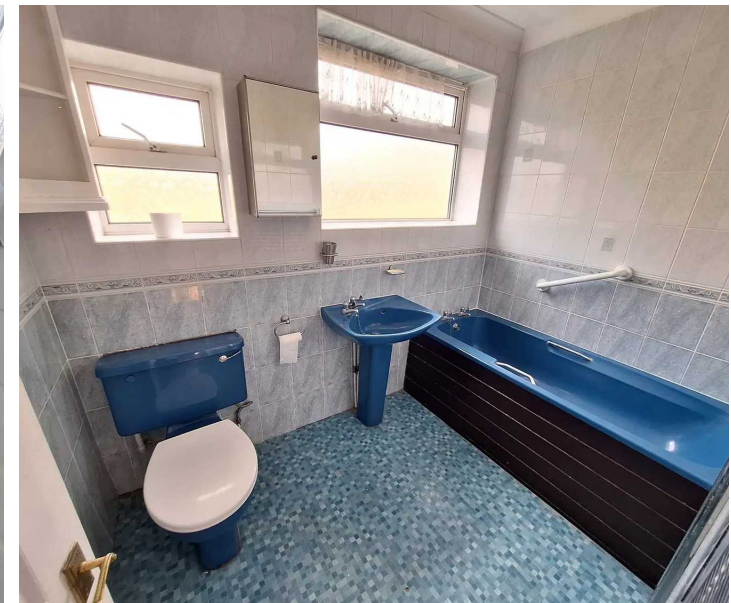
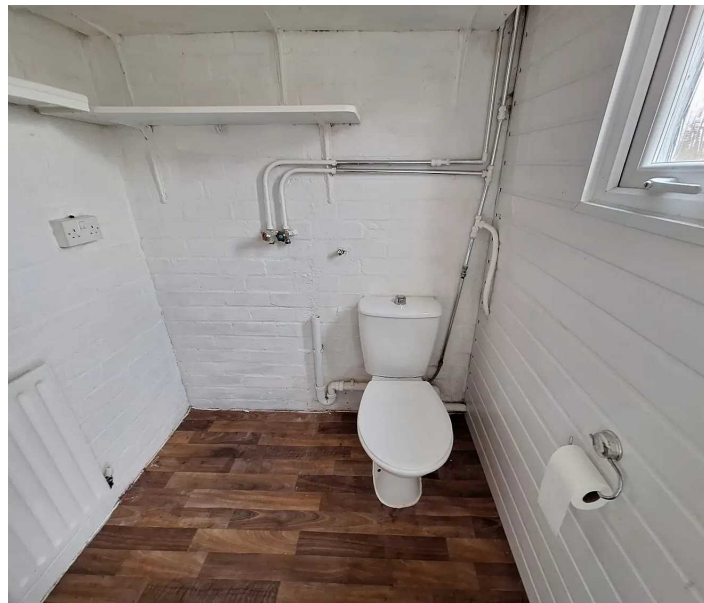
Opaque double glazed windows to rear, panelled bath, low level WC, wash hand basin.

Garage:

Up & over door to front.

Garden

There is a patio seating area leading to lawned area with flower beds stocked with flowers, plants bushes and trees, enclosed by timber fence boundary and a garden shed.





Total area: approx. 100.0 sq. metres (1076.2 sq. feet)

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



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Special Note

We have not tested the equipment, appliances and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale.

If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Telephone: 02476 256 616
Email: sales@cartwriighthands.co.uk
121-123 New Union St, Coventry, CV1 2NT

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