



27 Watitune Avenue, Nuneaton , CV10 0BF
£435,000

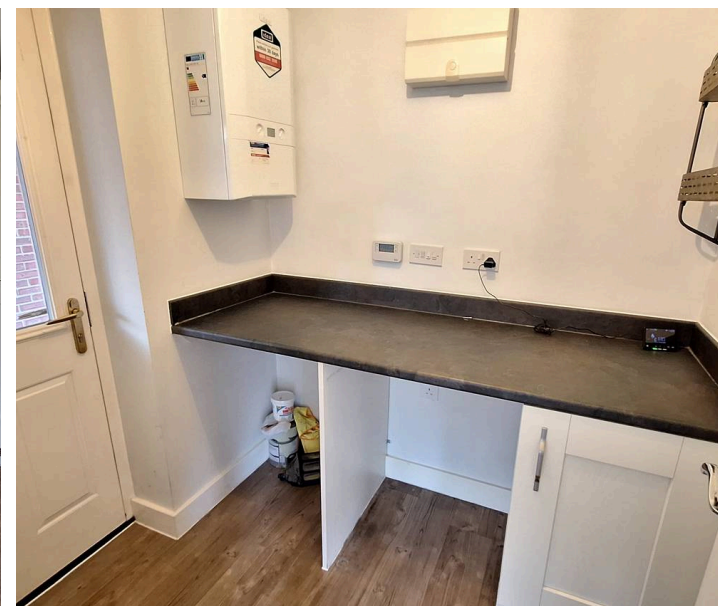


27 Watitune Avenue

Nuneaton

- Four Bedroom Detached
- Dual Aspect Lounge
- Large kitchen/Diner
- Downstairs WC
- Study
- Master-En Suite
- Large Garden
- Freehold
- EPC C (78)
- Council Tax Band E

Beautifully presented four bedroom detached family home situated on this popular Davidson built estate that is close to the local amenities and the transport network to Nuneaton and the A5. The accommodation features: entrance hall, study, downstairs WC, dual aspect lounge, beautiful kitchen/diner, utility room, master bedroom with en-suite shower room, three further bedrooms, family bathroom. Externally there is a small front garden and an archway leading to carport & garage. To the rear of the property there is a large garden with patio area and lawn enclosed by timber fence boundary. The property is offered with no onward chain.



Accommodation comprises

On the Ground Floor

Entrance Hall

Door to front, stairs to first floor, doors to lounge, study, WC, kitchen/diner.

Lounge

Double glazed window to front, double doors to rear garden, TV point, radiators, door to kitchen/diner.

Study

Double glazed window to front, radiator.

W.C.

Low level WC, wash hand basin, radiator.

Kitchen/Diner

Double glazed windows to rear, Velux window, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated dishwasher, integrated fridge/freezer, integrated electric double oven and four ring gas hob, cooker hood, radiator, doors to rear garden, door to utility room.

Utility Room

Space for washing machine and tumble drier, wall mounted gas central heating boiler, door to side providing access to carport.

On the First Floor

Landing

Bedroom One

Double glazed window to front, radiator, door to En-suite shower room.

En-Suite Shower Room

Opaque double glazed window to rear, shower cubicle with mains shower, low level WC, wash hand basin.



Bedroom Two

Double glazed window, radiator.

Bedroom Three

Double glazed window, radiator.

Bedroom Four

Double glazed window, radiator.

Bathroom

Opaque double glazed window, panelled bath with mixer shower, low level WC, wash hand basin, shower cubicle with mains shower, radiator.

Rear Garden

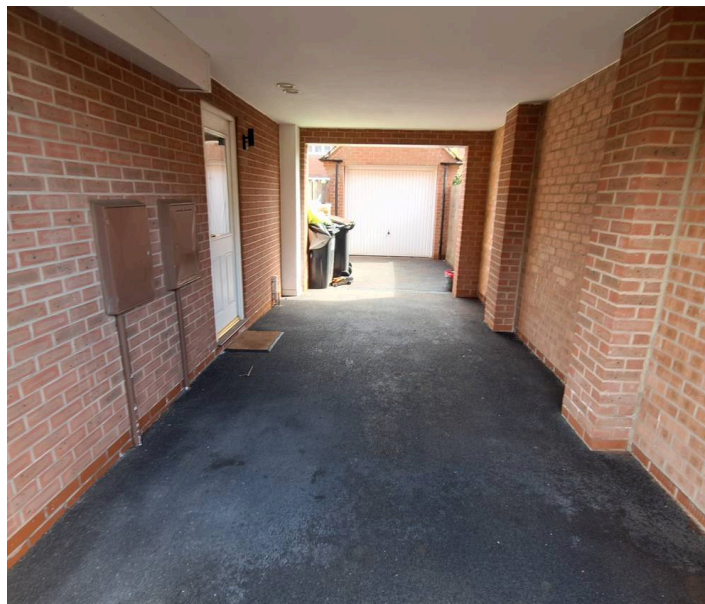
Large garden laid to patio and lawn, enclosed by timber fence boundary.

Carport

Off road parking to the side of the property and garage.

Garage

Garage with up & over door to front.

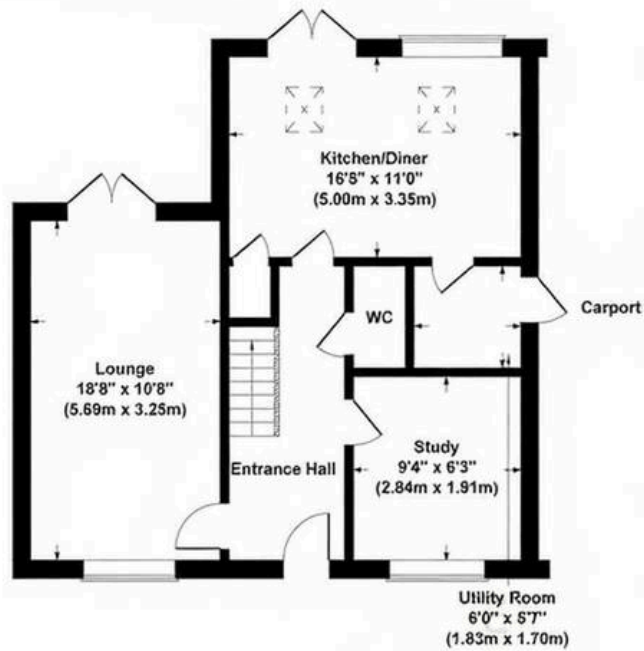


Watitune Ave

Total Approx. 143.80 sq. metres (1548 sq. feet)

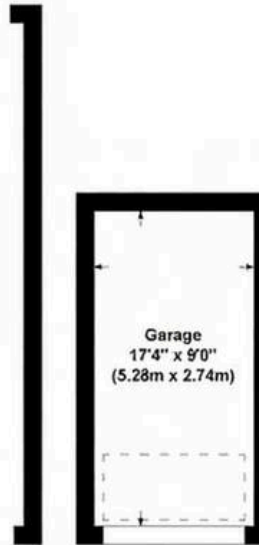
Ground Floor

Total Approx. 61.59 sq. metres (663 sq. feet)



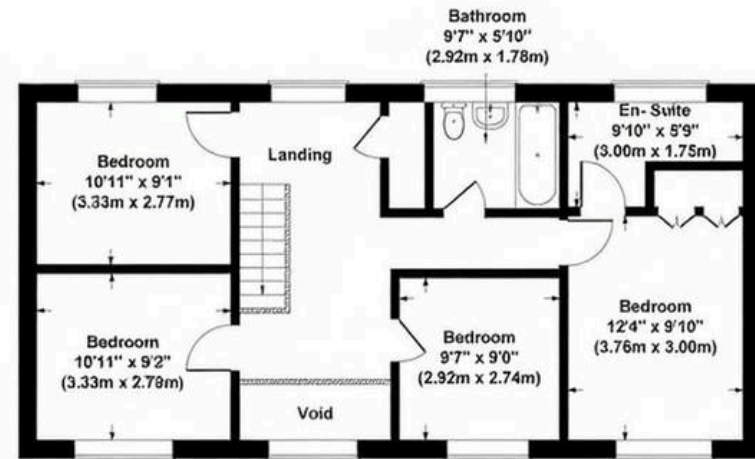
Garage

Total Approx. 14.49 sq. metres (156 sq. feet)



First Floor

Total Approx. 67.72 sq. metres (739 sq. feet)



Not to Scale. Produced by The Plan Portal 2023
For Illustrative Purposes Only.

Special Notes

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. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

Money Laundering

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.

Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are given notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be upon as stateresentation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.

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1. MONEY LAUNDERING REGULATIONS 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 no delay in agreeing the sale. 2. These particulars do not constate part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.