



### 3 bed semi-detached house to buy in CV10

Bucks Hill, Nuneaton, Warwickshire, CV10 9LE

**£125,000** Starting Bid

 x3  x1  x2

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply
- ✓ Immediate 'exchange of contracts' available
- ✓ Lounge
- ✓ Dining Room
- ✓ EPC Rating D

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: D
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: FTTC (fibre to the cabinet)
- ✓ Mobile signal: Good

## Arrange a viewing

Joe Nicholson  
Branch Manager  
Midlands Auction

0121 661 8465  
midlands@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

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

This property will be legally prepared enabling any interested buyer to secure the property immediately once their bid/offer has been accepted. Ultimately a transparent process which provides speed, security and certainty for all parties.

This three bedroom semi-detached house is situated in a popular location within easy reach of the local shops and amenities. The accommodation features: lounge, dining room, kitchen, wet room, three bedrooms. Externally there is a garden to the rear with a summer house, wooden shed and brick built storage. There is potential to convert the property into flats subject to usual consents. The property is offered with no onward chain.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £125,000

Property Type: Semi-detached house

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

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

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: FTTC (fibre to the cabinet)

Mobile signal coverage: Good

## **Lounge**

Door to front, double glazed window to front, gas fire, radiator.

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## **Dining Room**

Double glazed window to rear, radiator, stairs to first floor, door to kitchen.

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## **Kitchen**

Double glazed window to side, wall and base unit cupboards and drawers, single bowl stainless steel sink and drainer, wall mounted gas central heating, gas cooker point with cooker hood, space for washing machine, door to garden, door to wet room.

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## **Wet Room**

Opaque double glazed window to side, electric shower, low level WC, wash hand basin, heated towel rail.

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## **Bedroom One**

Double glazed window to front, fireplace, built in wardrobe, radiator.

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## **Bedroom Two**

Double glazed window to rear, radiator.

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## **Bedroom Three**


Double glazed window to rear, radiator.

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## **Garden**

Mainly laid to patio with timber garden shed.



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		81
(69-80) <b>C</b>		
(55-68) <b>D</b>	56	
(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:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0121 661 8465, midlands@pattinson.co.uk, www.pattinson.co.uk**

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