



Caldwell Caravan Site, Nuneaton
CV11 4QT
£85,000

Leasehold - Nuneaton & Bedworth Council Band: A - EPC:

Pointons are delighted to offer for sale this one bedroom park home located on a popular development in Nuneaton, located close to local amenities offering excellent transport links to Coventry, Bedworth, M6 & beyond.

Originally being a two bedroom the previous occupant has converted the park home into one making use of the space to offer a handy dressing area in the master bedroom, complete with fitted wardrobes, overhead storage and drawers. Offered with no upward chain in brief the property comprises of entrance hall/ utility room, living room, spacious kitchen, shower room & a generous sized double bedroom. The property comes with offroad parking for multiple vehicles plus the site offers visitor parking spaces. Being based on a generous sized plot with gardens surrounding the home on one side is a paved patio area the perfect space for hosting & the other side a landscaped lawned garden complete with storage shed. The property benefits from double glazing & mains gas central throughout.

Offered with no upward chain this park home would make the perfect down sizer home being ready to move into. To organize your viewing please contact us today.



Entrance Hall/ Utility

6'6" x 4'4" (1.97m x 1.33m)

Having double glazed entrance door, double glazed window to front, handy Storage cupboard, radiator, having a base cupboard with worktop over having plumbing for washing machine.

Living Room

14'5" x 11'10" (4.40m x 3.60m)

Having three double glazed windows to side, double glazed window to front, two radiators, five wall lights, coving to textured ceiling & double door into kitchen.

Kitchen

13'7" x 11'10" (4.13m x 3.60m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, space for cooker with extractor hood over, double glazed window to side, Storage cupboard, & vinyl flooring.

Hall

1'10" x 6'2" (0.57m x 1.89m)

Having double glazed window onto entrance hall & radiator.

Shower Room

6'3" x 5'3" (1.90m x 1.61m)

Fitted with three piece suite having shower cubicle with glass doors, pedestal wash hand basin with taps & mirror above and low-level WC, double glazed to side window to side, radiator, vinyl flooring and having panelled walls.

Bedroom

10'2" x 16'7" (3.10m x 5.05m)

Having double glazed window to side, fitted bedroom suite range of wardrobes double & single wardrobes having hanging rail & over head storage with some doors being mirror front. hanging rails, radiator & dressing area.

Outside

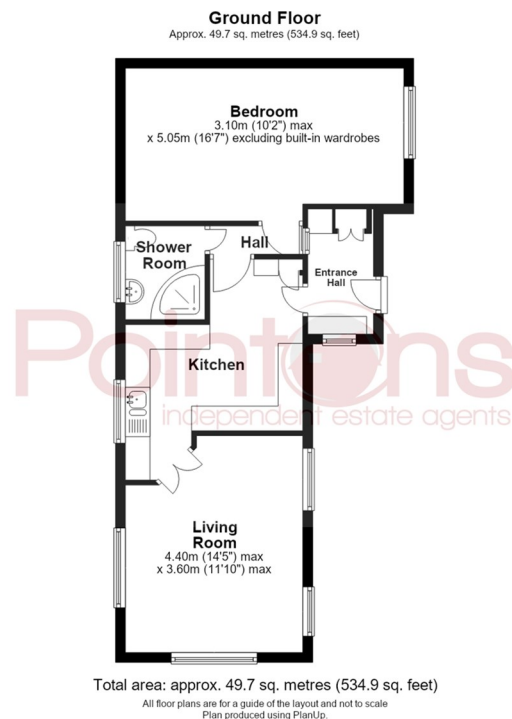
Gardens wrap around the park home from all sides with one being paved offering the perfect space for hosting or offroad parking for multiple cars plus the site offers visitor parking spaces too. Behind the caravan are two storage shed. And to the other side is a lawned garden having shrub borders.

Ground Rent

We are advised there is a ground rent of £32.48 per week payable to Nuneaton & Bedworth Council, this information is verified by a solicitor as part of the conveyancing process.

General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350

NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

