



**2 Wood Lane, Hartshill
Nuneaton CV10 0TF
Guide Price £90,000**

Pointons Estate Agents are pleased to offer this traditional semi detached property for sale by AUCTION. This property is in need of complete modernisation. The accommodation comprises of; Entrance porch, w.c, kitchen / diner, lounge, two bedrooms and bathroom. Outside is a garden and two storage sheds. This property is located at the end of this secluded lane. Viewing is by strict appointment and sold as seen.



Porch

Entered via double doors, with doors to:

W.C

Obscure glazed window to rear and low flush w.c.

Kitchen/Diner

13'3" x 11'10" (4.03m x 3.60m)

Sink unit with double drainer, mixer tap and tiled splashbacks, window to front, open fire, door to Storage cupboard, doors to staircase and:

Sitting Room

13'5" x 11'7" (4.08m x 3.54m)

Window to front, open fire, door to ,

Storage cupboard

Storage cupboard, window to side.

Staircase

Stairs to first floor landing.

Landing

Access to loft space, doors to:

Bedroom

13'4" x 11'8" (4.06m x 3.56m)

Window to front, door to airing cupboard housing hot water tank

Bedroom

13'4" x 12'0" (4.07m x 3.66m)

Window to front:

Bathroom

With bath and wash hand basin, obscure window to side.

General

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. Council tax Band A via North Warwickshire Borough Council

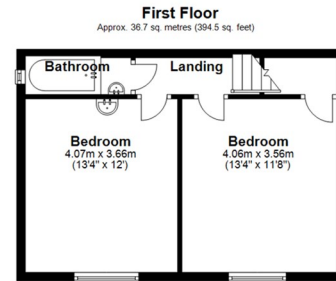
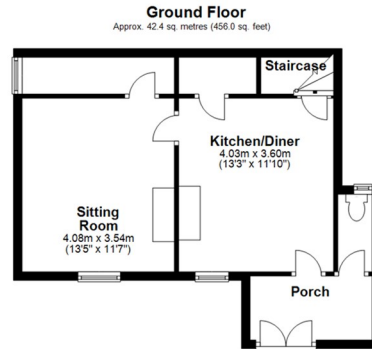
This property is for sale by Traditional Auction. The buyer and seller must Exchange immediately, and Complete 28 days thereafter. Interested parties personal data will be shared with the Auctioneer (iamsold). The buyer pays a non-refundable deposit of 10% of the purchase price upon exchange.

A Buyer Information Pack is provided. The buyer will pay £300.00 including VAT for this pack which you must view before bidding.


The buyer signs a Reservation Agreement and makes payment of a non-refundable Reservation Fee of 4.50% of the purchase price including VAT,


subject to a minimum of £6,600.00 including VAT. This is paid to reserve the property to the buyer during the Reservation Period and is paid in addition to the purchase price. This is considered within calculations for Stamp Duty Land Tax.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £450.00. These services are optional.



Total area: approx. 79.0 sq. metres (850.5 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			6
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		
		



WWW.POINTONS-GROUP.COM

2 Bond Gate Chambers

NUNEATON

CV11 4AL

024 7637 3300

nuneaton@pointons-group.com

109 New Union Street

COVENTRY

CV1 2NT

024 7663 3221

coventry@pointons-group.com

74 Long Street

ATHERSTONE

CV9 1AU

01827 711911

atherstone@pointons-group.com

