



Rochester Close, Nuneaton, CV11 5XL

The Property

*** FIRST TIME PURCHASE OR RENTAL INVESTMENT ? *** You decide. This is a modern end mews residence situated in a small cul de sac location just off Kenilworth Drive, close to the canal and in the popular Weavers Green area.

The property would make a great rental opportunity with rentals achieved nearby circa £700 pcm or the first time buyer looking to just drop the furniture in and offers easily managed accommodation with electric heating, upvc double glazing, car pull on to the side for two / three vehicles and is only a short walk from nearby amenities and the town centre.

Briefly comprising: Entrance hall, lounge with fireplace and electric fire, refitted dining kitchen, landing, two bedrooms and modern bathroom with jacuzzi bath. Low maintenance gardens and car pull on to the side.

EPC RATING D. No upward chain and early viewing recommended so as not to miss out.





Key Features

- Modern end mews residence
- Central location close to town
- Excellent first time or investment buy
- Lounge & Dining kitchen
- Two bedrooms & bathroom with jacuzzi bath
- Car pull on & low maintenance gardens
- Viewing recommended & no chain
- EPC RATING D

Asking Price
£180,000

ENTRANCE HALL

LOUNGE

11'7 x 16'10

DINING KITCHEN

11'7 x 9'2

LANDING

BEDROOM ONE

11'8 x 9'3

BEDROOM TWO

9'0 plus wardrobe depth x 10'0

BATHROOM

8'7 x 4'9

OUTSIDE

To the front of the property is a walled forecourt with loose stones and paved edging, canopy porch over the front door and to the side is a driveway providing motor vehicle parking for two / three vehicles. The low maintenance rear garden has a paved patio, dwarf walling with mainly loose stoned area beyond with stepping stone path, fenced boundaries, gate to the side and security light.

DRAFT DETAILS

Please note these property particulars are in draft format only and have not been checked by the vendor/occupier.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Electric, water and mains drainage are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

LOCAL AUTHORITY: Nuneaton & Bedworth Borough Council

COUNCIL TAX BAND: B

FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

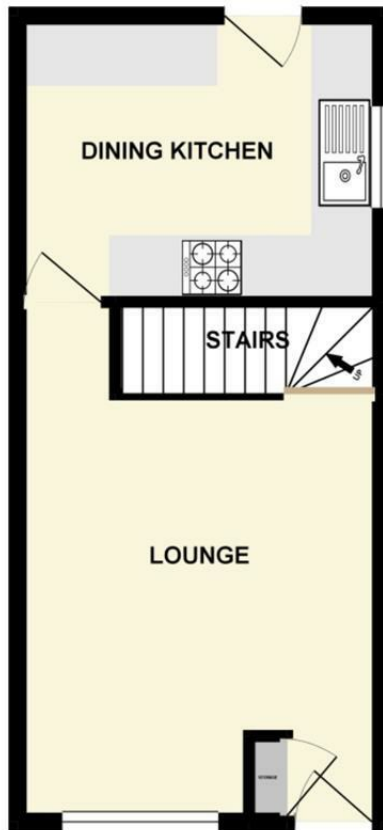




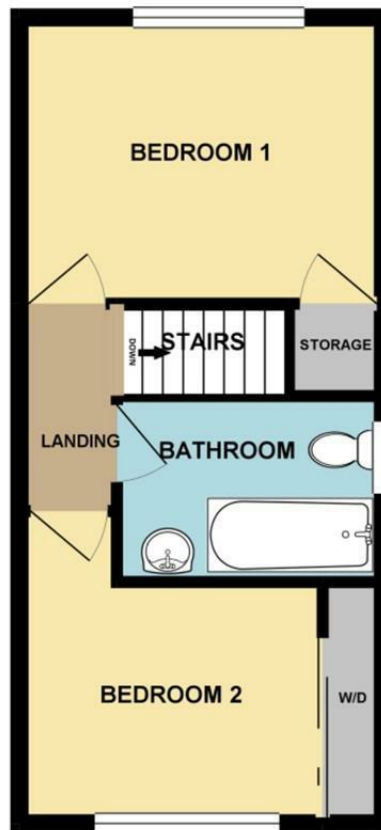


Floorplan

GROUND FLOOR 306.42 sq. ft.
(28.47 sq. m.)



1ST FLOOR 306.42 sq. ft.
(28.47 sq. m.)



TOTAL FLOOR AREA : 612.85 sq. ft. (56.94 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Our Testimonials

The service I received from Hawkins selling my house was brilliant. It was an anxious roller coaster for me due to house chains falling through but Hawkins from the start till the finish were helpful, enthusiastic, calmed me down when things got difficult gave me belief that I would have a happy outcome. All the staff I spoke to, including the ladies in office Nadine, Kelly, Paige were so lovely and made me feel a valued client. Would recommend.

Lisa Bailey

Absolutely brilliant service from Hawkins. Paige went above and beyond to fit us in for house viewings and made the application process so easy and simple. Everyone at Hawkins has been consistently professional and friendly every step of the way. I would 100% recommend.

Bethan Edwards

Found Hawkins to be very professional, spoke to a lovely lady called Paige, very polite, friendly and understanding, would use again.

Mary Reilly

Fantastic service. We recently viewed a house through Hawkins Nuneaton. We were shown around by Kelly, who was friendly, helpful, and well informed. We put an offer in on the house, and throughout this process the team was supportive and responsive, always acknowledging and responding to our emails quickly. Unfortunately, we didn't get the house in the end, but we appreciate the professional and warm service. In particular, thanks to Kelly and Paige, and to David who took the time to write us a long and helpful email even after the process was complete.

Sam Meyrick

Very efficient service for selling houses. Steve was very quick with photos and description and realistic with valuations. Amanda is amazing, the best chaser ever, she is always ahead of the game and is constantly checking in with the buyer and the solicitors to get your property to completion asap. A pleasure to do business with and the only estate agent we will now use for our business

Rebecca Fash

Very happy with how the team at Hawkins handled my mum's recent house sale. Particular thanks to Amanda for her help and support.

Claire Ramsden

Fantastic estate agents and would highly recommend all of the team. We have used them for selling our houses and finding us a tenant. On all occasions they have been swift and professional and we will continue to use them in the future. A big thank you to Amanda, Andrew and Jo.

Anthony Chapman

Sold my House through Hawkins in Bedworth, The whole team was friendly and helpful from start to finish. Would have no hesitation in recommending them to others.

Clive

To book a free no obligation market appraisal of your property contact your local office.

sheldonbosleyknight.co.uk



SALES

LETTINGS

PLANNING &
ARCHITECTURE

COMMERCIAL

STRATEGIC
LAND

NEW
HOMES

BLOCK
MANAGEMENT

RURAL



DISCLAIMER

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