

2 Bed Semi-Detached In The Larches Nuneaton, Warwickshire, CV10 0RQ

£68,000





SHORT DESCRIPTION

Property Ref: 17005 We are delighted to present this modern two-bedroom semi-detached home located on The Larches, Nuneaton, Warwickshire, CV10. This attractive property offers stylish, contemporary living with spacious accommodation, modern fixtures and fittings, and the benefit of being offered with No Chain - Ready to Move. Built approximately 8 years ago, this well-maintained home is situated within a quiet cul-de-sac location, making it an ideal choice for first-time buyers, couples, or small families seeking a peaceful yet convenient place to live. The property provides a well-designed layout featuring a welcoming living space, a modern fitted kitchen, and a downstairs cloakroom for added convenience. On the first floor, there are two well-proportioned bedrooms along with a modern family bathroom, providing comfortable accommodation for everyday living. The home benefits from modern fixtures and fittings throughout, double glazing, and gas central heating, ensuring a comfortable and energy-efficient environment all year round. The property is also being offered with the option for furnishings to remain, providing a convenient opportunity for the new owner to move in with ease. Externally, the property boasts a large driveway providing off-road parking for two cars, along with a spacious rear garden offering a private outdoor space ideal for entertaining, relaxing, or family use. The property is ideally located close to a range of local amenities, shops, parks, nurseries, and multiple schools, making it highly convenient for families and professionals alike. Key Features - Modern 2 Bedroom Semi-Detached House NO CHAIN - READY TO MOVE Quiet Cul-De-Sac Location Large Driveway Providing Parking for Two Cars Spacious Rear Garden Modern Fixtures & Fittings Throughout Double Glazing Gas Central Heating Downstairs Cloakroom & Upstairs Bathroom Close to Multiple Schools, Nurseries, Parks & Local Facilities Furnishings Available to Remain A fantastic opportunity to acquire a modern, low-maintenance home in a desirable and convenient location. Property Type: Semi-detached Full selling price: £170000.00 Pricing Options: Shared ownership Tenure: Leasehold Percentage to be sold: 40% Share price: £68000.00 Monthly rent based on 40% share: £305.21 Remaining lease (In Years): 117 Yearly Ground Rent Cost: £0.00 Yearly Management Cost: £528.96 Council tax band: B EPC rating: B Measurement: Bedrooms, Bathrooms, and Living Room Possession of the property: Occupied

2

Bed Room(s)

1

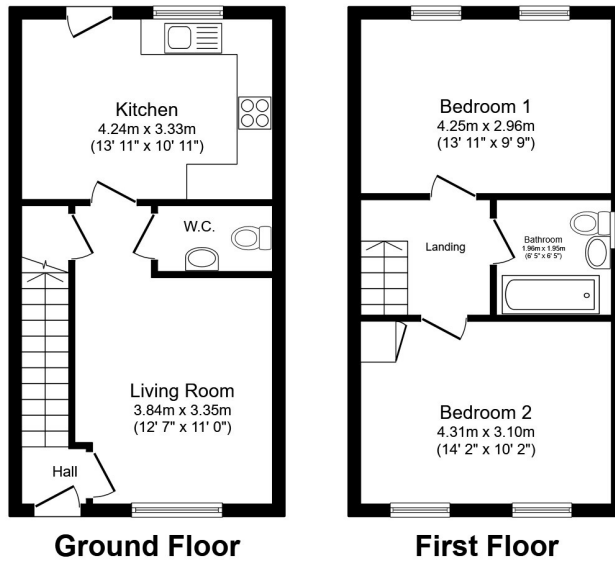
Bath Room(s)

1

Living Room(s)

FLOOR PLAN

Illustrations are for identification purposes only and are not to scale.
All measurements are a maximum and include wardrobes and bay windows where applicable.



Total floor area 69.9 sq.m. (752 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

EPC GRAPH

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Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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