



FOUNTAIN SOURCING PROPERTY

07753 128037



SALISBURY DRIVE, NUNEATON, WARWICKSHIRE

£200,000 offers in the region of

3 bed semidetached property

Private drive

Separate garage

Attractive back garden

Ready to move in

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PURCHASE PRICE - £215,000

STAMP DUTY - £4,200

REFURB COSTS – approx £0.0

TENURE – FREEHOLD

COUNCIL TAX – Band B

PROPERTY DESCRIPTION

Located in Nuneaton North Warwickshire is this bright semidetached 3 bedroomed property with driveway parking, a separate garage and a generously sized wrap around rear garden. The last house on the road, with a public field next door.

We have an attractive front double-glazed small porch into the hallway.

On the ground floor there is a large lounge/diner. Walking through to the diner, there are patio doors at the rear. The kitchen is to the left.

The kitchen is average size and in very good condition. There is a decent sized storage room adjacent. The second door takes you outside.

Up to the 1st floor there are two good-sized bedrooms and a 3rd smaller bedroom. All bright and very clean.

The bathroom features a bath, overhead shower, basin & toilet.

REFURBISHMENT

No refurbishment is required; ready to move in to. The property has recently been repainted and the carpets are clean and good.

POTENTIAL RENT

Previously rented out for £725pcm, the lettings agent is confident if re-let it can increase to £995pcm.

AREA OF NUNEATON

The property is in Chapel End, Nuneaton close to nearby shops, restaurants, schools and also the Queen Elizabeth recreation ground.

It has excellent transport links M69, M1, M6, M42.

AREA INFORMATION

The nearby proposed Hinckley National Rail Freight Interchange (HNRFI), having gone through several planning & permission stages, is now set for the final say from the Government; if the £750m scheme is to continue to go forward in 2024. Tritax said it would create 8,500 new jobs and deliver more than £70m for infrastructure improvements to the area.

EXTENSION POSSIBLE

The position and layout of the property would enable an extension work if desired.

FEES

Sourcing fee - £3,000







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