



**6 Edgedale Road, Nuneaton, CV11 6WU**

**30% Shared ownership £76,500**



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\*\*\* 30% SHARE - FANTASTIC 1ST TIME BUYER OPPORTUNITY \*\*\*

RH Homes and Property are pleased to offer tis three bedroom town house situated on this sought after new development just off of The Longshoot offering excellent commuting opportunities via superb surrounding road networks as benefits good road access access to both the A5 and M69/M1/M6/M42. The family home comprises an Entrance Hallway, Lounge, Kitchen Diner, Downstairs WC, Landing, Three Bedrooms, and Bathroom. The property also benefits from Front & Rear Gardens and Off road Parking/Driveway for two cars, UPVC double glazing & gas central heating. Viewing highly recommended!

Property is leasehold with 120 years remaining.

Council Tax Band - C

PLEASE NOTE

Tenure: Leasehold, 120 years remaining

Shared Ownership Property available for a 30% share for £76,500 (full market value £255,000)

Total monthly rent and service charge £511.99 payable to Citizen Housing who will act as the landlord for the remaining 70%.

30% SHARED EQUITY OF THIS : Modern house, built in 2020. It offers an Entrance Hall leading through to a Lounge, Kitchen/Diner, and a Downstairs WC. First Floor Landing, Three bedrooms (two doubles and a single), Bathroom.

Outside there are parking spaces for two vehicles, and gardens to the front and rear.

Entrance Hall

With a door to the front elevation, radiator, useful store cupboards, and stairs off to the first floor.

Lounge

10'2 x 15'9 overall (3.10m x 4.80m overall)  
UPVC double glazed window, radiator, and TV aerial point.







### Dining Kitchen

17'3 x 9'8 overall (5.26m x 2.95m overall)

Fitted with a good range of modern wall and base level units and drawers with work surfacing over, inset stainless steel sink and drainer, and built in electric oven and four ring gas hob with a hood over, plumbing for a washing machine, central heating boiler set in a matching wall unit, radiator, and UPVC double glazed window and door to the rear elevation.

### Downstairs WC

6'9 x 6'6 (2.06m x 1.98m)

Having a two piece white suite, comprising a low level w.c., and a wash hand basin, with tiling splashbacks, radiator, and extractor fan.

### Landing

With airing cupboard and access to:

### Bedroom One

10'1 x 13'6 overall (3.07m x 4.11m overall)

UPVC double glazed window, and radiator.



### Bedroom Two

10'1 x 12'3 overall (3.07m x 3.73m overall)

UPVC double glazed window, and radiator.



### Bedroom Three

8'8 x 7'10 overall (2.64m x 2.39m overall)

UPVC double glazed window, and radiator.



### Bathroom

6'9 x 6'6 (2.06m x 1.98m)

Having a three piece white suite comprising low level w.c., wash hand basin and a bath with shower over and screen, tiled splashbacks, extractor fan, radiator, and UPVC double glazed window.

### Outside

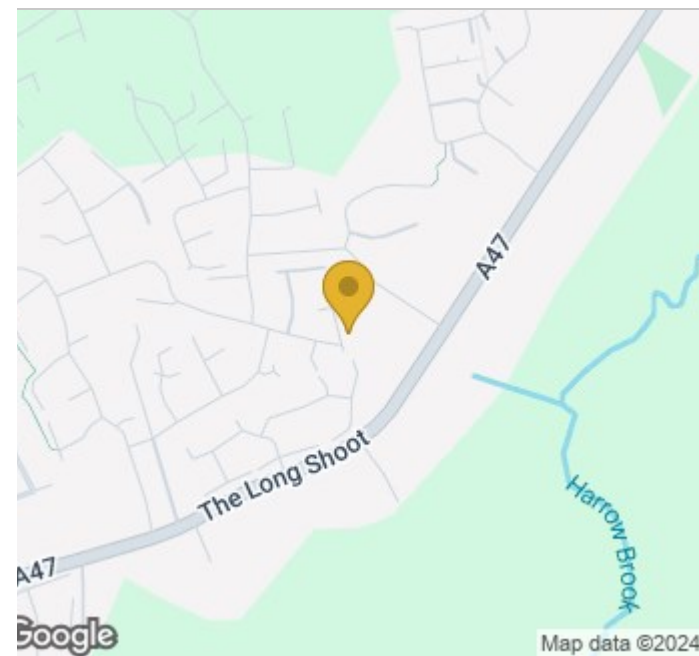
To the front is off road parking for two vehicles and a slabbed pathway leading to the front entrance door.

The rear is a mainly lawned garden with slabbed patio and path to the timber rear gate access.



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All measurements are approximate and for display purposes only



## Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) <b>A</b>		<b>96</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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