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For Sale

Tel: 024 7635 7645



Offers Around £140,000

83 Whittleford Road, Nuneaton CV10 9JD



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Nuneaton CV10 9JD

Offers Around £140,000



- **Freehold traditional end terraced home**
- **No upward chain & vacant possession**
- **Spacious through lounge/diner**
- **Enclosed low-maintenance rear garden with brick store**
- **Epc rating - D**
- **Ideal for first-time buyers or investors**
- **Gas central heating, uPVC double glazed windows**
- **Full-width breakfast kitchen with built-in oven & hob**
- **Internal inspection highly recommended**
- **Council Tax Band - A**

Ideally suited to first-time buyers or investors, here is an excellent opportunity to acquire a freehold traditional end terraced residence benefiting from gas central heating and uPVC double glazing. The property is offered for sale with no upward chain and vacant possession.

The well-presented accommodation briefly comprises a through lounge/diner with stairs rising to the first floor, and a neatly fitted full-width breakfast kitchen incorporating a built-in oven and hob.

To the first floor, the landing gives access to two good-sized bedrooms and a fully tiled bathroom fitted with a white three-piece suite.

Outside, the property has a paved, low-maintenance, fully enclosed rear garden along with a useful brick-built store.

Rental Value

£800-£850

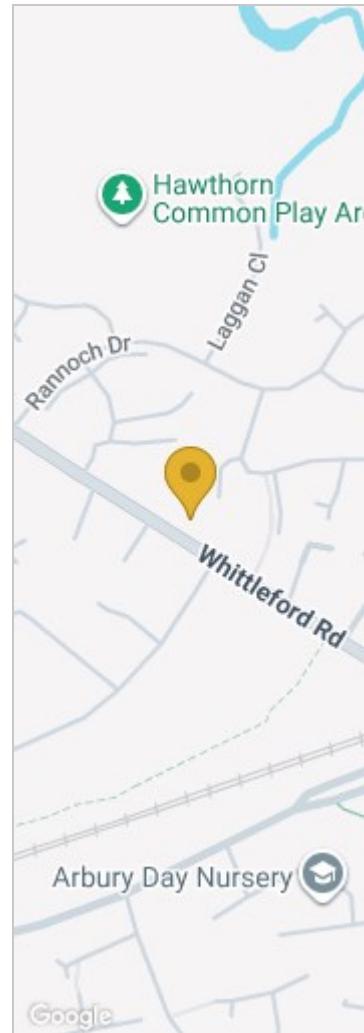
Agents disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.



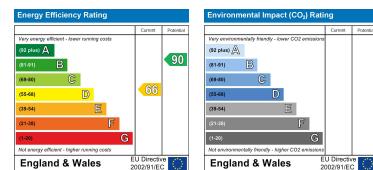
Floor Plan

Area Map



This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

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