



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



**£205,000**

24 Caesar Drive, Weddington, Nuneaton CV11 6ZD



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KEY ESTATE AGENTS

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Nestled within the highly sought-after area of Weddington, Nuneaton, this beautifully presented two bedroom end of terrace home offers stylish and contemporary living throughout.

The ground floor features an inviting entrance hallway with downstairs cloakroom, a bright and spacious living room, and modern kitchen diner fitted with sleek cabinets and French doors that open onto the private, low maintenance garden. Upstairs, there are two well proportioned double bedrooms along with a modern family bathroom.

Externally, the property benefits from a driveway parking for one vehicle. Enjoying the enviable location within the catchment area for Higham Lane school and close to a range of local amenities, transport links, and local green spaces, this delightful home is perfectly suited to first time buyers, small families or those looking to downsize.

EPC Band: B  
Council Tax Band: B  
Tenure: Freehold

#### **Entrance**

Entrance via UPVC door into hallway, leading to Downstairs WC, Living Room and Stairs to First Floor.

#### **Lounge 15'1" x 8'10" (4.6 x 2.7)**

Well presented living room with built in media wall. Window to front aspect allowing ample light into the room. Contains access to the under-stairs cupboard for added storage.

#### **Kitchen/Diner 8'1" x 12'5" (2.48 x 3.8)**

Well appointed kitchen with stylish wall and floor cabinets and sleek worktop. Also has space for a dining table to ensure meals are enjoyed family-style!

#### **Downstairs W/C**

Handy WC with large window to front aspect, WC and basin.

#### **Bedroom One 12'8" x 8'5" (3.88 x 2.59)**

Double bedroom with ample space for bedroom furniture. Benefits from a built in storage cupboard over the stairs and two windows facing the front aspect.

#### **Bedroom Two 12'5" x 8'2" (3.8 x 2.5)**

Stylishly decorated second bedroom with large window facing the rear aspect and space for a double bed plus bedroom furniture.

#### **Bathroom 6'3" x 5'6" (1.93 x 1.68)**

Family bathroom with shower over bath, WC and basin.

#### **Garden**

Spacious, fully fenced garden laid entirely to patio - perfect for entertaining, while remaining low maintenance.

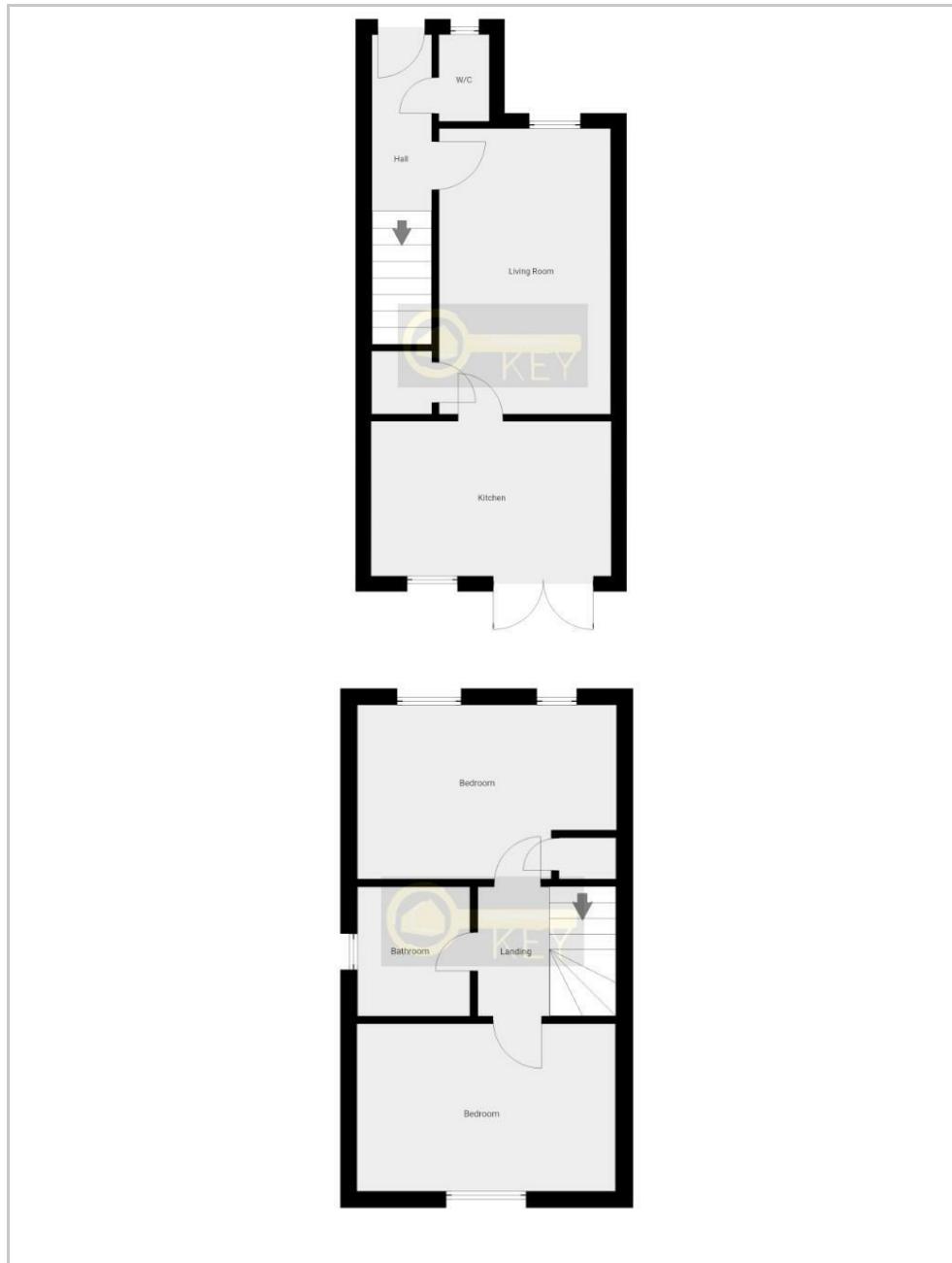
#### **Rental Yield**

£975-£1050 PCM

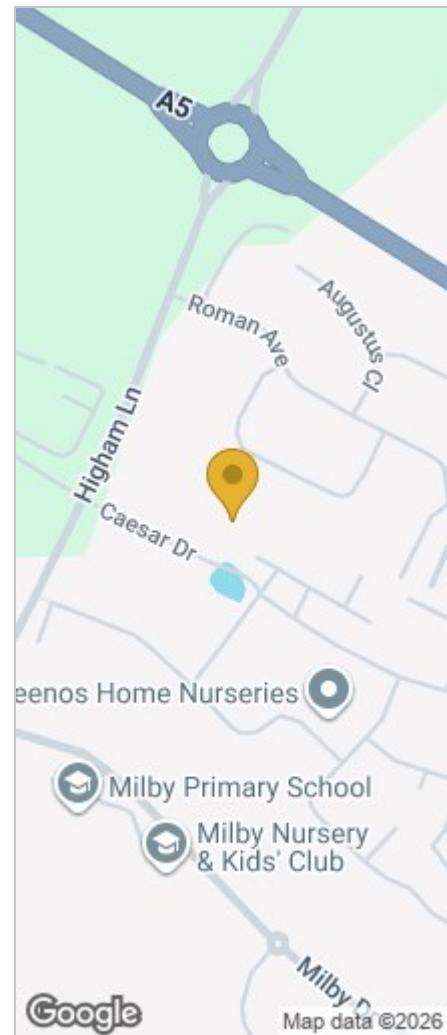
#### **Agents Notes**

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.

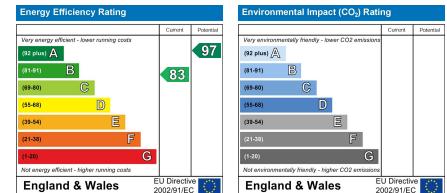
## Floor Plan



## Area Map



## 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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