



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645

WE'VE BEEN THE

TO ANOTHER MOVE!

Book your valuation today
024 7635 7645 | www.keyestateagents.com



£220,000

7 Corrib Road, Nuneaton CV10 0QF



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

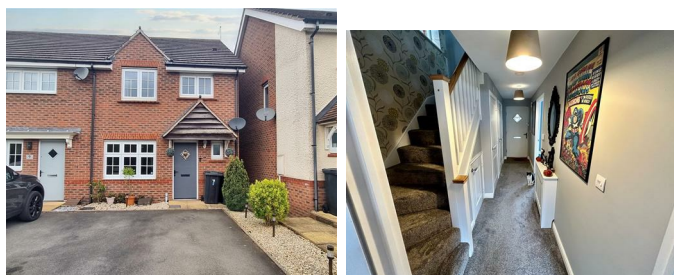
*****ATTENTION FIRST TIME BUYERS***** New to the market is this well presented, three bedroom end terraced family home in a quiet cul-de-sac location. If you're looking for an ideal home to start a family, look no further! The property comprises of a good sized living room and spacious kitchen/diner with fitted appliances. The downstairs also benefits from a downstairs WC. Upstairs you will find three good sized bedrooms, two of which are double and a single room which can double as an office space for working from home. The Master bedroom benefits from an ensuite bathroom with shower and there is a fully fitted family bathroom with bath and shower over. Outside the property benefits from a rear garden and to the front there is a driveway. Call now to view this delightful family home.

EPC: C

Council Tax Band: C

Tenure: Freehold

Entrance



Entrance through UPVC front door with doors leading to WC, Kitchen/Diner and Living Room. Stairs leading to first floor.

Kitchen/Diner 8'2" x 13'3" (2.490 x 4.049)



Modern fitted kitchen with integrated appliances, gas hob and plenty of cupboard space. Dining area to the front of the room in front of a large bay style window allowing for ample light into the room.

Downstairs WC 5'10" x 3'1" (1.795 x 0.954)



Downstairs WC with contemporary style toilet and sink.

Living Room 10'0" x 15'2" (3.055 x 4.640)



Spacious living area with large French Windows into the rear garden.

Master Bedroom 10'3" x 8'5" (3.138 x 2.568)



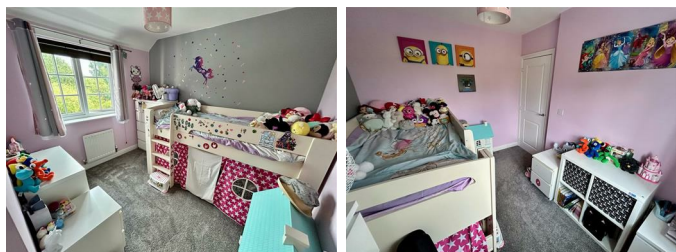
Good sized double room with views to the rear of the property and a door leading to the ensuite. Fitted wardrobes give this master bedroom ample storage space.

Ensuite 6'0" x 5'9" (1.844 x 1.759)



Ensuite shower room with walk in shower, modern style toilet and basin.

Bedroom Two 9'7" x 8'1" (2.933 x 2.464)



Double bedroom with large window allowing plenty of light into the room. Views to the front of the property.

Bedroom Three/Office 7'11" x 6'6" (2.436 x 1.994)



Single bedroom, ideal for little ones or for conversion into a good work from home office space.

Family Bathroom 6'10" x 5'9" (2.089 x 1.754)



Family bathroom with modern bath and shower over. Toilet and basin sink.

Garden



Cosy tiered garden space with ample space for entertaining, shed to the rear for garden tools or a workshop. Patio area on the lower level, second area laid to lawn.

Driveway

Tarmacked driveway with room for two vehicles.

Rental Yield

£950-£1000 PCM

Agents Notes

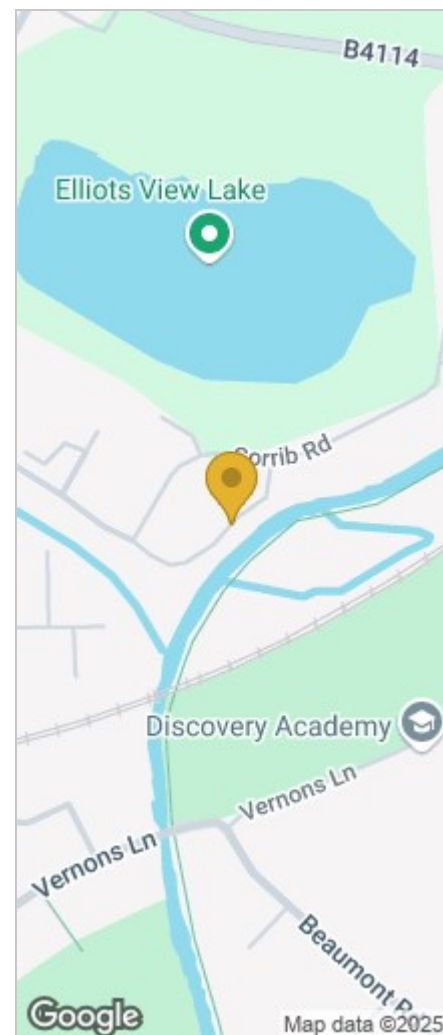
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated 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.

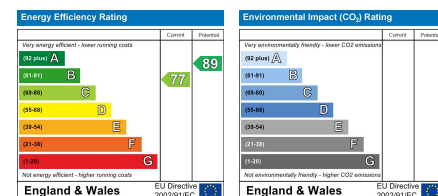
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

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

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645