



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



Offers Over £50,000

3 Overbrook Grange, Watling Street, Nuneaton CV11 6BQ



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

KEY Estate Agents are happy to offer for sale this one bedroom park home in the popular Overbrook Grange Site. The property benefits from a spacious double bedroom and a well appointed wet room. Outside, the park home has a patio courtyard to both sides and the rear, with plenty of space for potted plants or even a greenhouse! A viewing is highly recommended to appreciate this property. To view, call KEY.

Ground Rent: £161.81 PCM
Tenure: N/A
Council Tax Band: A
EPC Rating : N/A

Entrance



Enter via a door to the side of the home into an entrance hall with doors to the bedroom, bathroom, living room / kitchen and storage cupboard.

Kitchen / Living Room 13'1" x 6'6" (4 x 2)



Recently refitted modern kitchen benefiting from wall and floor mounted kitchen units, an integrated washing machine, space for cooker, space for fridge / freezer and a five year old boiler with warranty until 2025. Open plan living area with space for a dining set and a seating area.

Bedroom 3 x 2.75



The bedroom has been extended since it was originally built, by removing the second bedroom and merging the two rooms into one to create a good sized double bedroom.

Bathroom 6'6" x 5'2" (2 x 1.6)



Recently fitted wet room consisting of a low flush W/C, sink unit walk in shower and shower curtain. Frosted window to side aspect.

Garden



The garden benefits from a plot that surrounds the property to all four aspects. Parking for two cars.

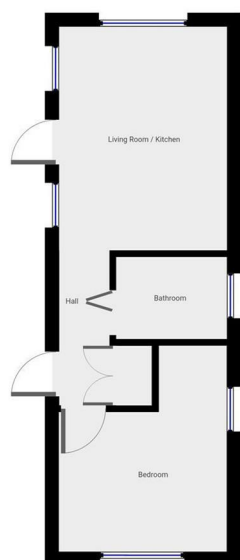
Agent Notes

The vendor has advised that there is a Ground Rent of £161.81 PCM payable.

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

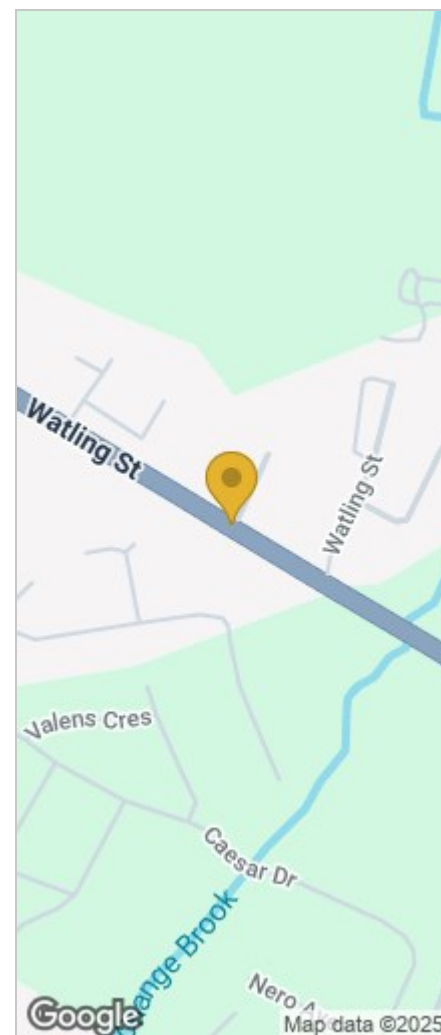
these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith 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

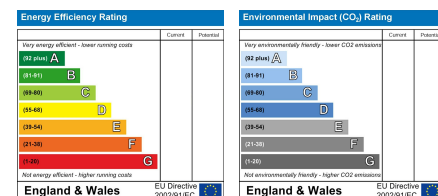


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Area Map



Energy Efficiency Graph



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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.

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KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



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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.



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