

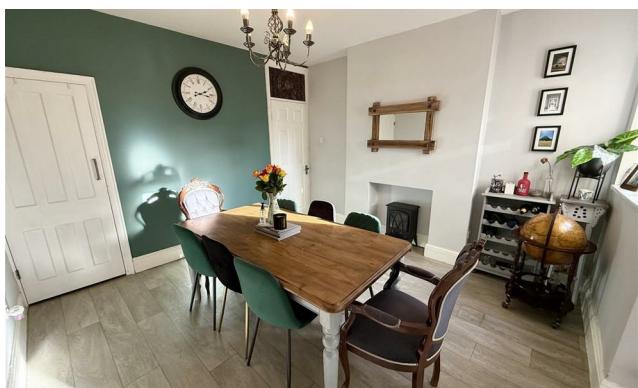


THE KEY TO YOUR NEXT MOVE

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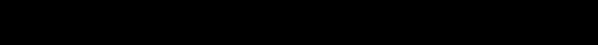
For Sale

Tel: 024 7635 7645



**£190,000**

93 Dugdale Street, Nuneaton CV11 5QP



A fantastic opportunity to purchase this beautifully presented two bedroom semi-detached home, ideally located within walking distance of Nuneaton town centre, schools and local amenities.

The property offers a welcoming living room, a spacious open plan kitchen diner perfect for entertaining, and a separate utility room. Upstairs features two double bedrooms and a recently renovated bathroom and handy storage on the landing. Outside, there is a lovely south west facing rear garden, allowing for plenty of sun and a decking area, ideal for outdoor dining, with the remainder mainly laid to lawn.

An ideal home for first time buyers, small families or investors - viewing is highly recommended.

EPC: D  
Council Tax Band A  
Tenure: Freehold

### **Entrance**

Enter to the side via the main front door into a hallway leading to the living and dining room.

### **Lounge 11'9" x 11'1" (3.6 x 3.4)**

Welcoming living room with feature fire and large window to front aspect.

### **Kitchen/Diner 25'7" x 11'9" (7.8 x 3.6)**

Spacious kitchen diner with plenty of wall and base units, access to the back garden and two rear aspect windows.

### **Utility Room 8'5" x 4'11" (2.59 x 1.5)**

With low level WC, vanity unit and space for washing machine and dryer.

### **Bedroom One 11'10" x 11'2" (3.61 x 3.42)**

Large double bedroom with front aspect window.

### **Bedroom Two 12'0" x 8'10" (3.68 x 2.7)**

Second double bedroom with storage cupboard and window to rear aspect.

### **Bathroom 8'2" x 7'10" (2.5 x 2.4)**

Recently renovated bathroom with large bath tub, shower cubicle, basin and low level wc.

### **Hallway**

With handy built in mirrored wardrobes.

### **Garden**

South west facing garden with patio and decking area and large grass area.

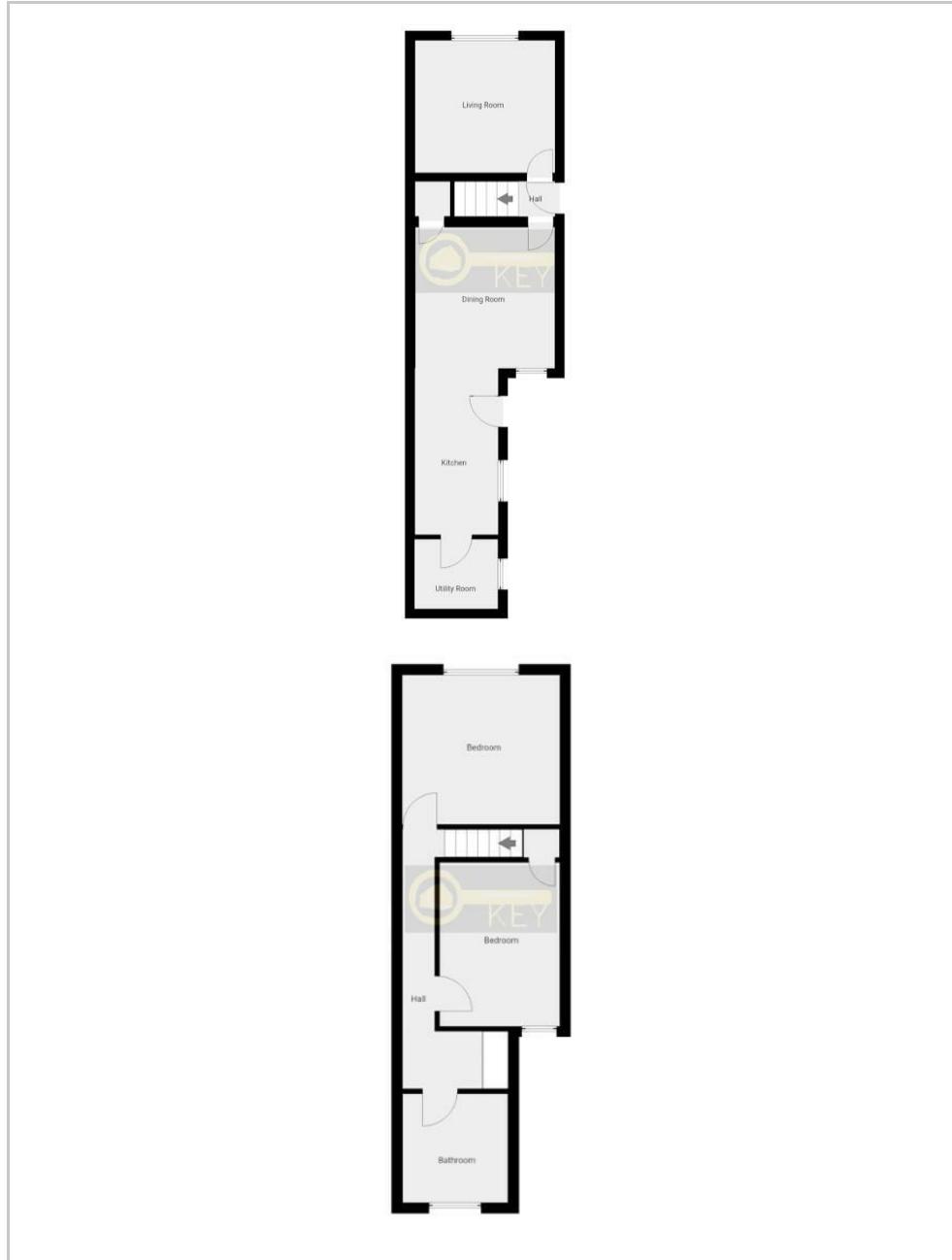
### **Rental Yield**

£850-£900PCM

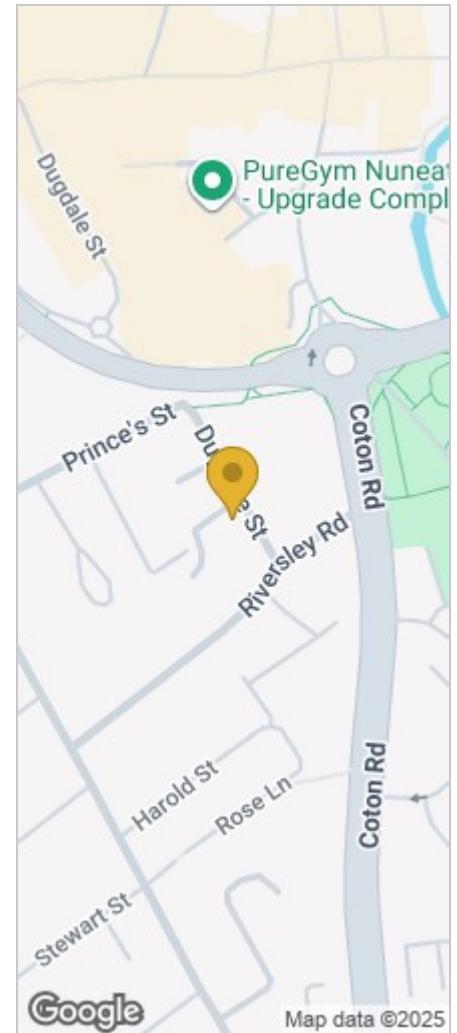
### **Agents Notes**

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.

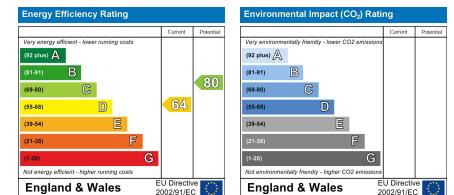
## Floor Plan



## Area Map



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

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### KEY Estate Agents

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