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£260,000

2 Quantock Drive, Stockingford, Nuneaton CV10 8PU



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An ideal purchase for a growing family! This 3 bed detached house on Quantock Drive has plenty of space for the whole family and tonnes of potential to be the perfect family home. The property comprises of a large living area, good sized kitchen diner, lean to currently used as a utility space, and an integrated garage which is currently used as a gym. Upstairs there are three double bedrooms and a family bathroom. To the front there is a large driveway, with plenty of space for three cars. To the side and rear there is a low maintenance courtyard garden with a shed and room for entertaining. Again, to the rear, there is another driveway with room for two cars and a detached garage.

EPC: D

Council Tax Band: C

Tenure: Freehold

Entrance



Entrance via glazed sliding doors into the front porch, with UPVC door leading to the interior hallway.

Kitchen 13'9" x 7'11" (4.214 x 2.417)



Good sized kitchen with room for a dining area. There is a space for freestanding appliances including fridge freezer. Integrated gas hob and window overlooking the front aspect.

Garden Room 13'5" x 6'1" (4.098 x 1.855)



Glazed lean to garden room, currently used as a utility area with plenty of space for a washing machine and tumble dryer. Door access to the side garden and rear garden.

Garage/Gym 7'2" x 16'0" (2.188 x 4.9)



Integrated garage, currently used as a gym. Space for one car, or it can be used as a handy storage room or converted to another use. Up and over garage door to the front.

Living Room 19'1" x 11'11" (5.829 x 3.654)



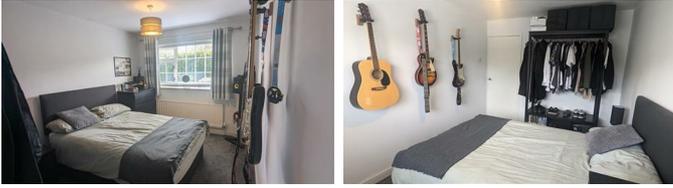
Large living area with French windows leading to the rear garden area.

Bedroom One 11'11" x 8'10" (3.649 x 2.71)



Good sized double bedroom with large window allowing for ample light into the room.

Bedroom Two 9'11" x 11'11" (3.044 x 3.656)



Double bedroom with large window facing the rear aspect.

Bedroom Three 7'8" x 9'11" (2.362 x 3.039)



Double bedroom, currently used as a study with a window to the front aspect and an open closet, ideal for storage.

Family Bathroom 10'8" x 6'10" (3.260 x 2.106)



Fully fitted modern bathroom with bath and shower over. Contemporary WC and basin unit.

Garden



Rear and side gardens, to the side there is a shed and an area laid to lawn, wrapping round to the rear where there is a pleasant courtyard area.

Rear Drive and Garage



Gated driveway spaces for two vehicles and access to the detached garage, which can fit one car or be used as storage or handy workshop.

Front Driveway

Driveway space for three vehicles.

Rental Yield

£900-£1000 PCM

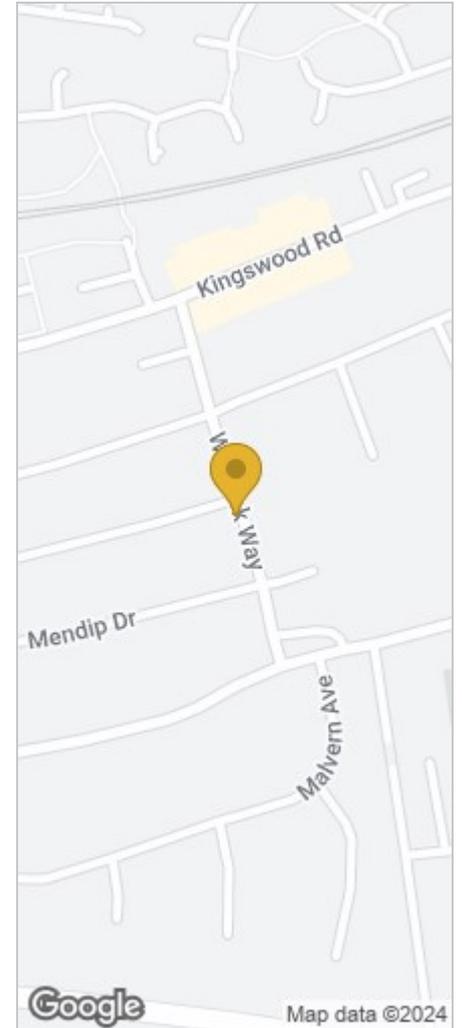
Agent's Notes

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.

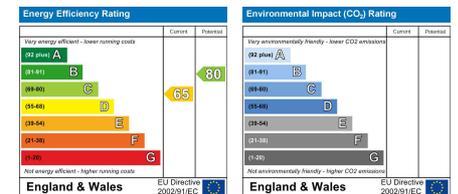
Floor Plan



Area Map



Energy Efficiency Graph



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