

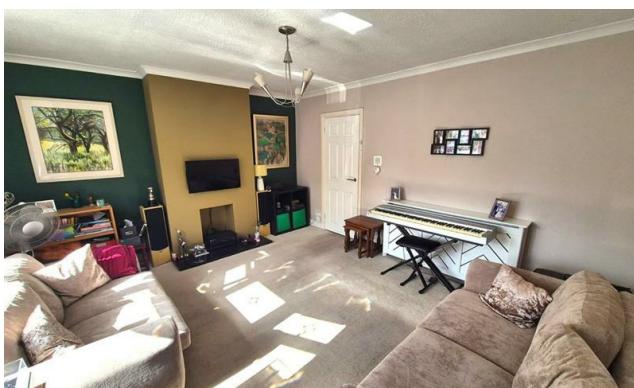


THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£190,000

56 Ivanhoe Avenue, Attleborough, Nuneaton CV11 4RL



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

This three-bedroom mid-terrace home on Ivanhoe Avenue is ideal for first time buyers looking to take their first step on to the property ladder, as well as families, commuters, and people who may be looking to downsize. The property is served by mains water, sewage, electricity, gas, and full-fibre (FTTP) broadband.

The property comprises a good sized living room; kitchen with built-in gas hobs and oven/grill, space for washing machine and dishwasher, and ample power points for all your kitchen appliances; a large conservatory; one double bedroom; two single bedrooms; and a bathroom. The first floor landing provides access to a boarded loft fitted with lighting, mains electrical supply, wired network cables to the living room and bedroom two, and shelving for storage. Outside there is a sizeable rear garden; to the front a driveway with plenty of space to park a car off the road.

Located in Attleborough Village, Ivanhoe Avenue is ideally suited for car-light or car-free living with foot and cycle routes to nearby schools, shops, healthcare, the Pingles leisure centre, Nuneaton town centre, and business/industrial sites. Nearby bus routes easily link to Nuneaton, Bedworth, and Coventry. The location also benefits from good connections to major road routes including the A5, M6 and M42.

Call us today to book your viewing!

EPC Grade: D
Council Tax Band: A
Tenure: Freehold

Entrance 5'2" x 2'11" (1.60 x 0.91)



Entrance via brick porchway, used as handy cloak room , into Living Room.

Living Room 11'2" x 14'11" (3.41 x 4.56)



Spacious Living Room with large bay window overlooking front aspect, allowing for ample light into this cosy space. Room benefits from radiator, ceiling light point, power points, T.V point, carpet, coving to the ceiling and a door leading in to the kitchen/diner

Kitchen 10'11" x 11'9" (3.34 x 3.60)



Well appointed kitchen, benefitting from plenty of space for a dining table, a combination of wall and floor units, "one and a half bowl" sink, built in gas hob and oven, built in fridge/freezer and space for washing machine/dishwasher and tumble dryer. With handy pantry cupboard, you'll never run out of space. Also benefits from ceramic tiling to the splash prone areas, a tiled floor, ceiling spot light points, and power points for all your modern conveniences. Large window to the rear, with views to the garden.

Conservatory 13'3" x 9'7" (4.05 x 2.94)



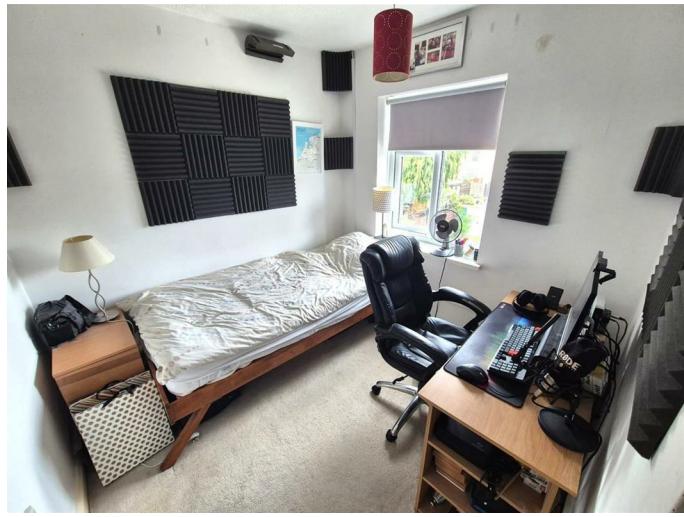
Large and bright conservatory, constructed on a brick base, tiled floor with underfloor heating and French doors to the rear courtyard garden.

Bedroom One 9'11" x 12'8" (3.03 x 3.87)



Good sized double bedroom with in built storage cupboard and large window overlooking the front aspect to allow ample light. Benefits from radiator, ceiling light points and power points.

Bedroom Two 8'2" x 9'3" (2.49 x 2.83)



Large single bedroom with window overlooking the garden, power points, ceiling light point and radiator.

Bedroom Three 9'8" x 6'7" (2.95 x 2.03)



Single bedroom with window overlooking the front of the property, ceiling light points and a radiator.

Bathroom 8'4" x 5'1" max (2.56 x 1.56 max)



Tiled bathroom with WC, Sink and Bath with Shower Over, room benefits from a radiator, ceiling light point and frosted window to the rear aspect of the property.

Garden



Patioed courtyard garden, with plenty of space for children to play or entertaining through the summer. Side access gained by gate through shared entryway with next door.

Driveway and Parking

Block paved driveway with space for one vehicle.

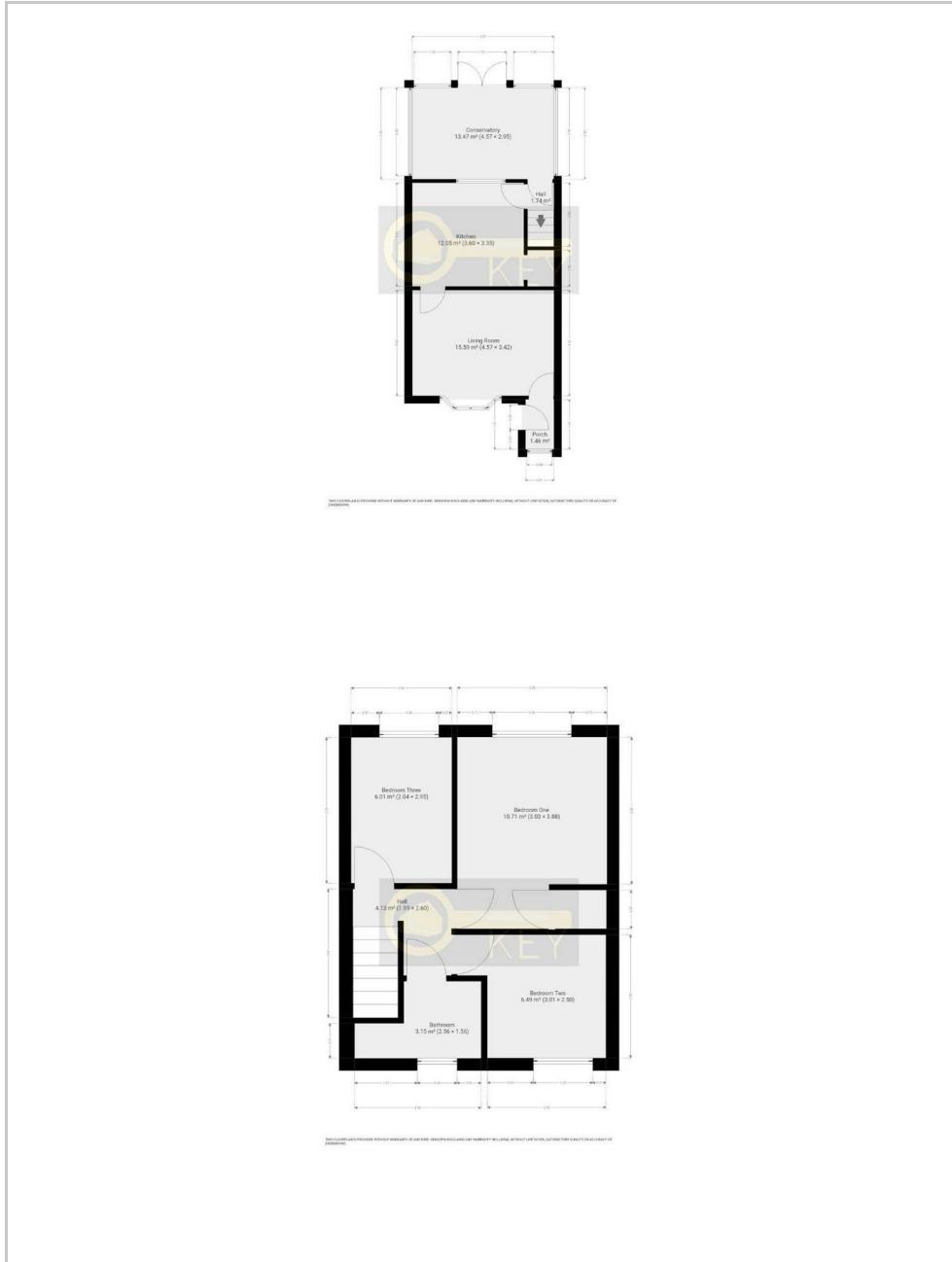
Rental Yield

£900PCM

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.

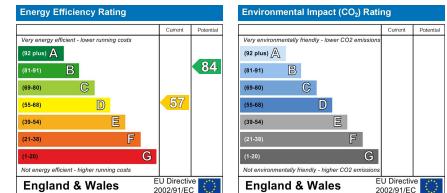
Floor Plan



Area Map



Energy Efficiency Graph



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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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