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# For Sale

**Tel: 024 7635 7645**



**£190,000**

**Garnette Close, Poplar farm, Nuneaton**



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**KEY ESTATE AGENTS**

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# Garnette Close

Poplar farm, Nuneaton

**£190,000**



*Here is a superb opportunity to acquire a well presented and well maintained freehold semi-detached residence, quietly positioned in a pleasant cul-de-sac within this popular residential vicinity.*

*This attractive home must be viewed internally to be fully appreciated. Offering well proportioned accommodation with upvc double-glazed windows and gas central heating, the property is ideally suited to first-time buyers, downsizers, or investors.*

*The accommodation briefly comprises an entrance vestibule leading into a spacious lounge, featuring a staircase rising to the first floor. To the rear is an impressive dining kitchen, fitted with a stylish and comprehensive range of contemporary units, including built-in appliances, oven, and hob. French doors open onto a delightful patio area, perfect for alfresco dining.*

*To the first floor there are two double bedrooms and a well appointed family bathroom fitted with a modern white three-piece suite.*

*Externally, the property enjoys a generous block-paved driveway providing off road parking for two vehicles. The rear garden is neatly landscaped, fully enclosed, and designed to be low maintenance.*

*Overall, this is a fantastic home in a sought-after location, offering comfort, convenience, and excellent presentation throughout.*

## **Lounge**

13'4" x 16'9" (4.07 x 5.10)

## **Kitchen/Dining Room**

13'3" x 9'6" (4.04m x 2.90m)

## **Bedroom One**

9'1" x 13'3" (2.77 x 4.05)

## **Bedroom Two**

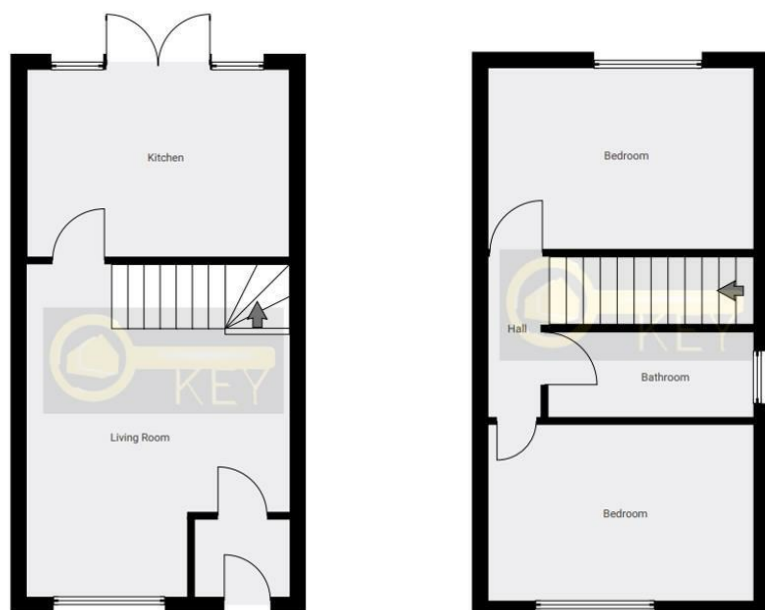
13'3" x 8'10" (4.04m x 2.69m)

## **Bathroom**

10'5" x 4'3" (3.18 x 1.30)

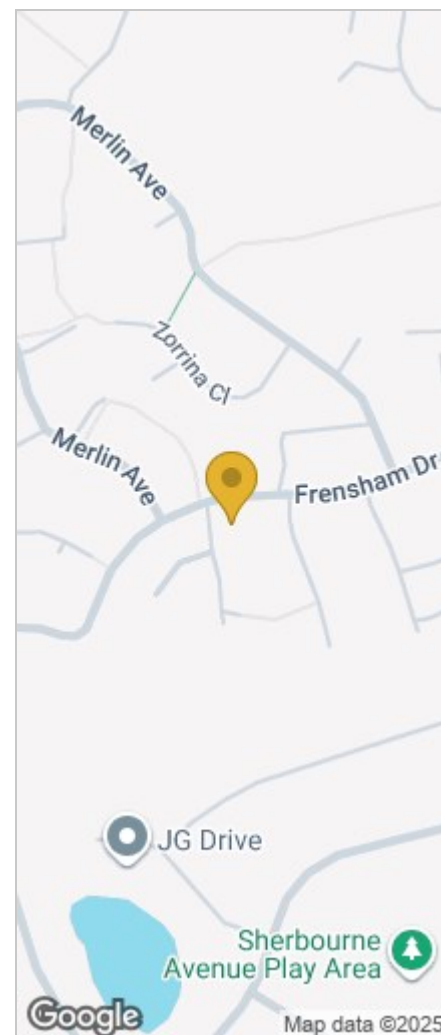


## Floor Plan

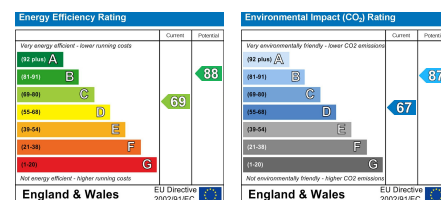


- **Freehold semi-detached residence in a quiet cul-de-sac**
- **Immaculately presented and well maintained throughout**
- **uPVC double glazing and gas central heating**
- **Spacious lounge with feature staircase**
- **Stylish dining kitchen with contemporary units**
- **Built-in appliances including oven and hob**
- **French doors leading to a patio ideal for alfresco dining**
- **Two well-sized double bedrooms**
- **Modern family bathroom with white three-piece suite**
- **Block-paved driveway for two cars and low-maintenance landscaped rear garden**

## 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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