



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£250,000

275 Plough Hill Road, Galley Common, Nuneaton CV10 9NZ



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KEY ESTATE AGENTS

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*** SO MUCH POTENTIAL & BEAUTIFUL OPEN FIELDS TO THE REAR ***

Welcome to this spacious 3 bedroom home on Plough Hill Road, Galley Common boasting a huge garden and lovely views.

The property briefly comprises of a welcoming porch area, perfect for kicking off muddy boots and hanging coats. A good sized hallway with storage space for shoe racks or cupboards. The living room runs the length of the property and has lovely views of the large rear garden and the lawned front garden. It also has a large bay window and patio doors into the garden letting in ample amounts of daylight and providing a sense of open plan living. The kitchen has a variety of white floor and wall units with space for a cooker, washer and fridge freezer and has views out onto the back garden.

Upstairs are three good sized bedrooms, two doubles and one single. The bathroom is spacious with electric shower over bath, sink and toilet.

This property comes with bags of potential and could be made into a lovely family home with a little TLC. It is in a unique position having a huge garden and open field behind it. Plenty of parking space and a garage at the rear and is close to local amenities.

Council Tax Band: C
EPC: C
Tenure: Freehold

Entrance/ Parking



Private Driveway with ample parking for two to three cars and front garden.

Kitchen 11'6" x 8'2" max (3.52 x 2.49 max)



Kitchen area with built in cupboard space, room for standing fridge/ freezer, cooker, washing machine,

sink and draining board. Access and views to the large rear garden.

Living/ Dining Room 25'7" x 11'4" max (7.81 x 3.46 max)



Large open plan living and dining room with views to the front and rear aspects of the property.

Bathroom 7'6" x 5'5" max (2.29 x 1.67 max)



Family bathroom with bathtub, shower above, wash basin and W/C.

Master Bedroom 13'8" x 10'5" max (4.18 x 3.18 max)



Large double bedroom with plenty of room for storage with views to the front garden and driveway.

Bedroom Two 11'10" x 10'5" max (3.63 x 3.18 max)



Good sized double bedroom with room for storage, central heating radiator and views to the large rear garden and open fields beyond.

Bedroom Three 10'4" x 7'5" max (3.15 x 2.27 max)



Single bedroom with built in cupboard space and views to the front aspect of the property.

Garden



Very large garden area extending from the rear of the property including good sized garage. Garden area backs onto the open fields beyond.

Garage

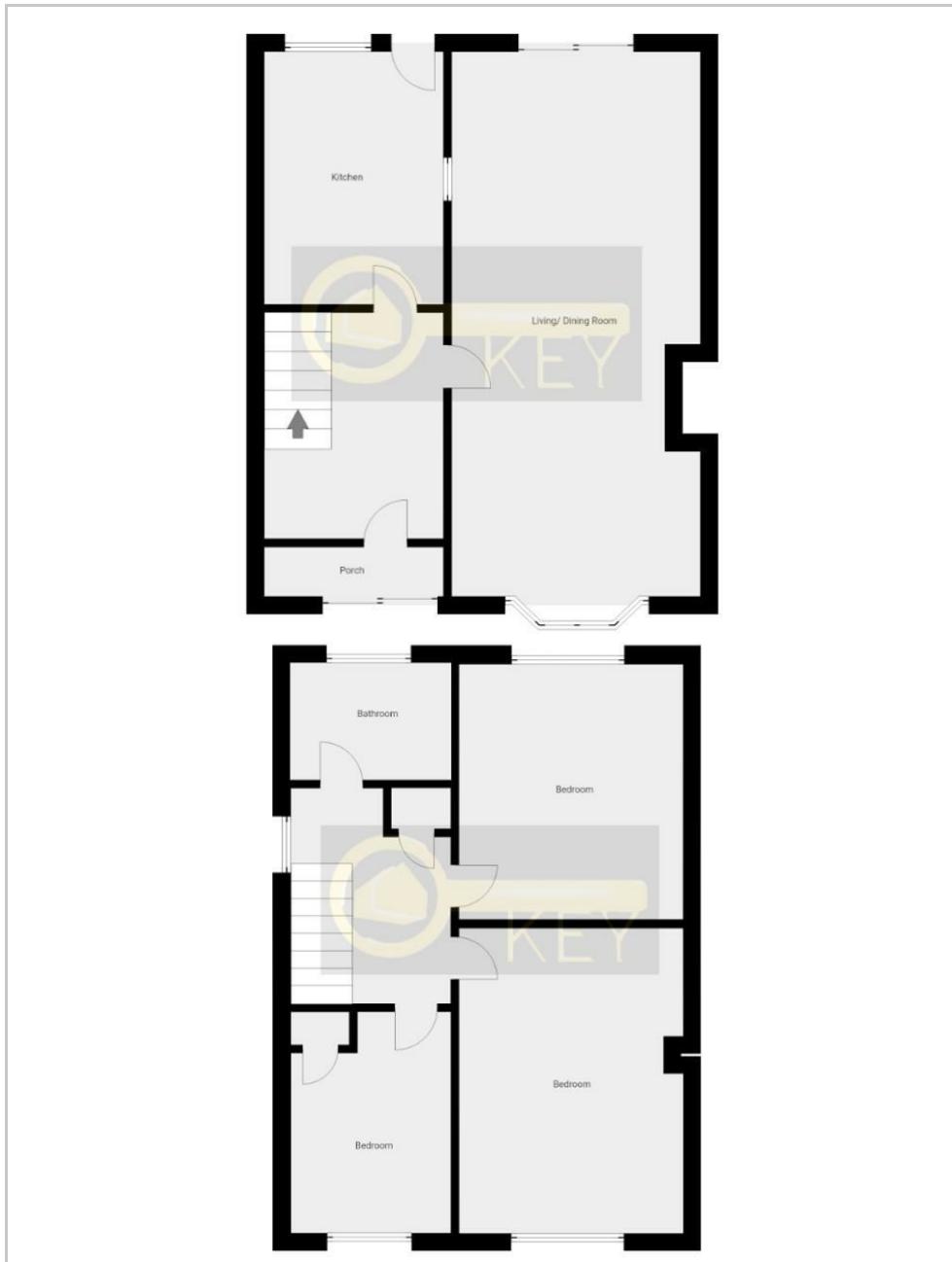


Good sized stand alone garage with access from the main garage door and from the side aspect.

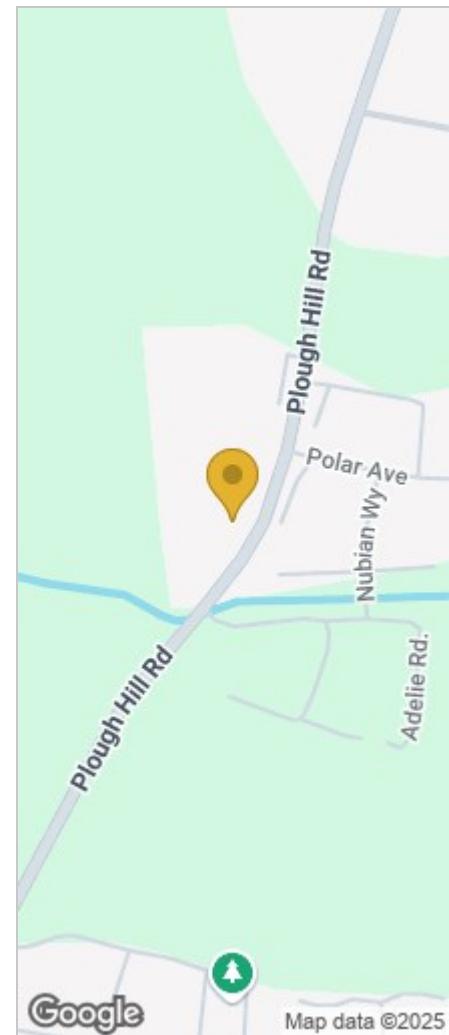
Agent Notes

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.

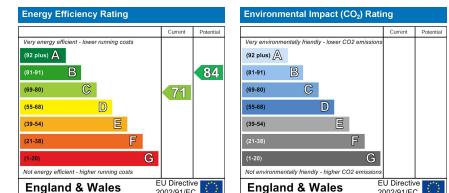
Floor Plan



Area Map



Energy Efficiency Graph



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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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PROTECTED

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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