



THE KEY TO YOUR NEXT MOVE

www.keystateagents.com

For Sale

Tel: 024 7635 7645



Offers Around £150,000

184 Queens Road, Nuneaton CV11 5ND



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

184 Queens Road

Nuneaton CV11 5ND

Offers Around £150,000



- ***** OPEN HOUSE *** FRIDAY 24TH APRIL 2PM *** Call now to reserve your slot.**
- **Ideal for first-time buyers or buy-to-let investors**
- **Excellent access to local amenities, transport links & town centre**
- **Spacious lounge with walk-in bay window**
- **Tenure - Freehold**
- **Offered with no upward chain & vacant possession**
- **Traditional semi-detached residence in a convenient town centre location**
- **Three bedrooms – two doubles and a generous single**
- **Separate dining room with direct garden access**
- **Local Authority - NBBC**

***** OPEN HOUSE *** FRIDAY 24TH APRIL 2PM *****

Key Estate Agents are delighted to offer for sale this traditional freehold semi-detached residence, ideally positioned within an elevated setting close to Nuneaton town centre. Offered with vacant possession and no upward chain, this property represents an excellent opportunity for first-time buyers or investors alike, particularly those seeking a buy-to-let investment with strong potential.

The accommodation briefly comprises an entrance hallway with stairs rising to the first floor, a front lounge featuring a walk-in bay window, and a separate dining room with patio doors opening onto the rear garden. The kitchen offers a range of base and wall units along with useful under-stairs storage. To the first floor, there are three bedrooms, two generous doubles and a well proportioned single alongside a family bathroom.

Externally, the property benefits from a fore garden with side pedestrian access leading to a spacious rear garden, complete with brick-built storage. Whilst the property would benefit from general modernisation and updating, it offers excellent scope and potential to create a superb home.

Agents Disclaimer

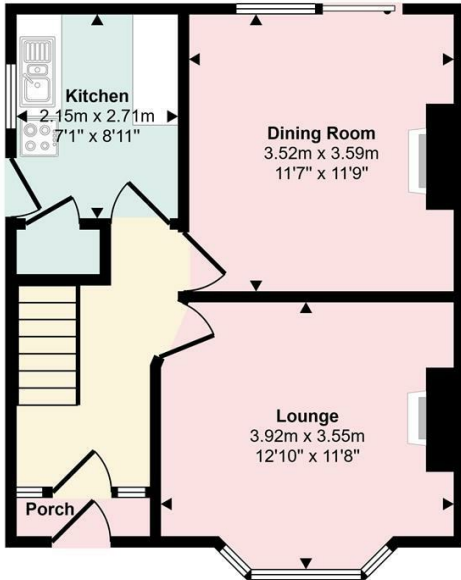
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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.



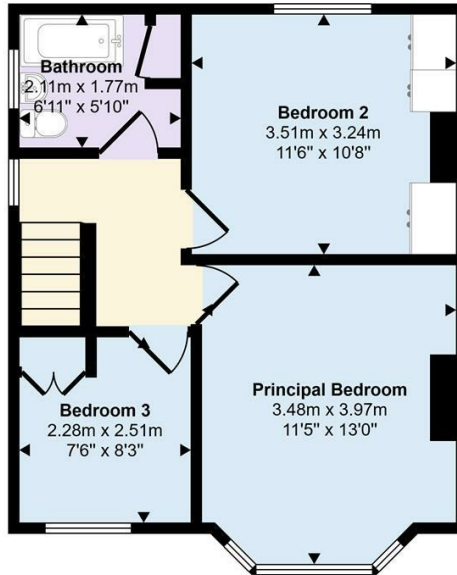
Floor Plan

Area Map

Approx Gross Internal Area
82 sq m / 880 sq ft

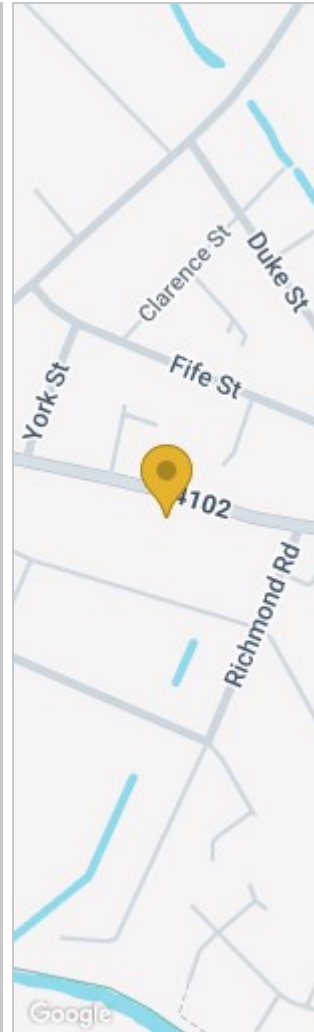


Ground Floor
Approx 41 sq m / 439 sq ft

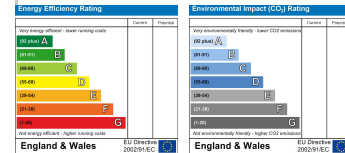


First Floor
Approx 41 sq m / 441 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ
sales@keyestateagents.com



Zoopa.co.uk



rightmove



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.



024 7635 7645