

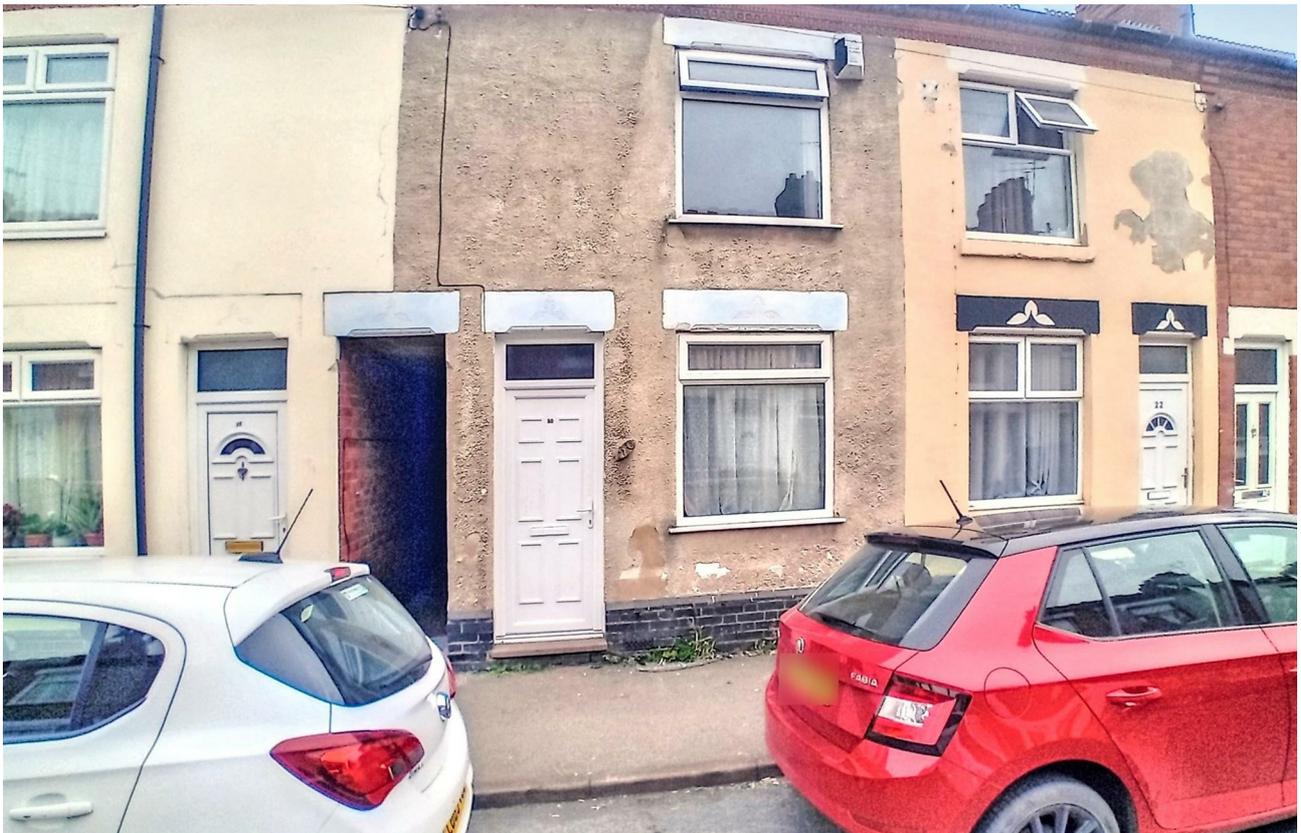


THE KEY TO YOUR NEXT MOVE

www.keystateagents.com

For Sale

Tel: 024 7635 7645



£149,500

20 Alexandra Street, Town Centre, Nuneaton CV11 5RN



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

20 Alexandra Street

Town Centre, Nuneaton CV11 5RN

£149,500



Are you a buy to let investor looking for your next property? Are you a property developer looking for a new property to add to your portfolio? Here we have a terraced house on Alexandra Street, Nuneaton - a popular area for renters, being close to Nuneaton Town Centre and George Eliot Hospital. In need of full refurbishment, the property comprises of two reception rooms, kitchen, bathroom, three bedrooms and a WC upstairs. Outside there is a courtyard garden.

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

Entrance

Entrance via glazed UPVC door directly into reception room one.

Reception One

11'3" x 11'0" (3.43 x 3.37)

Good sized reception room with laminate floor and window to front aspect.

Reception Two

14'3" x 11'3" (4.36 x 3.43)

Large reception room with open access to the kitchen, window to rear access and stairs to first floor.

Kitchen

7'8" x 6'9" (2.35 x 2.06)

Kitchen area with built in oven and hob, window to rear courtyard garden and open access to small hallway leading to bathroom and back door.

Bathroom

6'6" x 5'9" (2.00 x 1.76)

Bathroom contains sink, WC and bath with shower over. Glass shower screen to the bath.

Bedroom One

11'1" x 12'11" (3.39 x 3.95)

Good sized bedroom with window overlooking front aspect and built in cupboard.

Bedroom Two

11'3" x 11'10" (3.45 x 3.62)

Good sized double bedroom with window overlooking rear courtyard.

Bedroom Three

8'6" x 7'7" (2.60 x 2.32)

Single bedroom with window facing rear aspect.

WC

5'9" x 3'8" (1.77 x 1.12)

Handy upstairs WC with window facing rear aspect.

Courtyard Garden

Fully patioed rear garden, with ample space for garden furniture.

Rental Yield

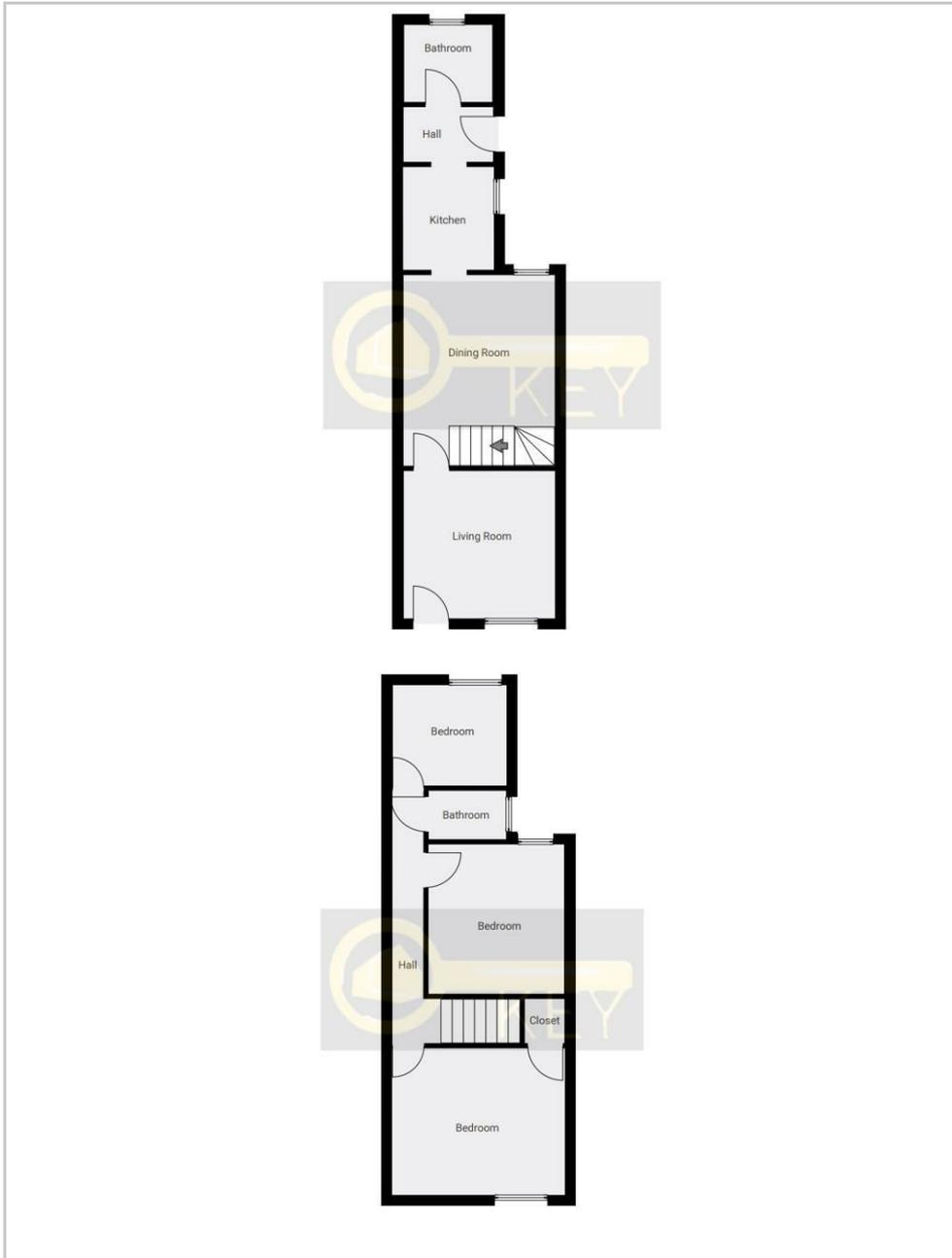
Once refurbished: £900-£950 PCM

Agents Notes

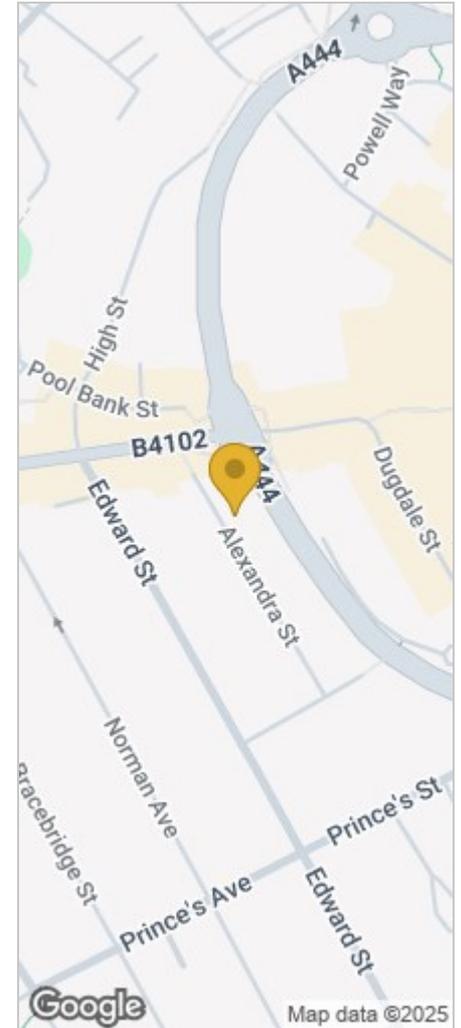
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



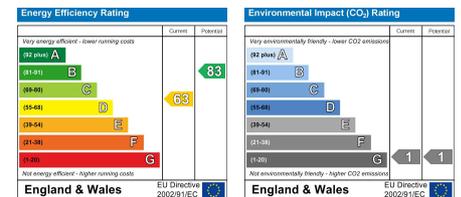
Floor Plan



Area Map



Energy Efficiency Graph



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@keystateagents.com



Zoopla.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