

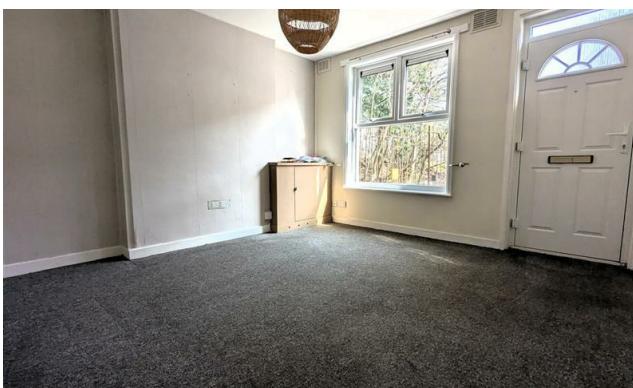


THE KEY TO YOUR NEXT MOVE

[www.keyestateagents.com](http://www.keyestateagents.com)

For Sale

Tel: 024 7635 7645



**£130,000**

54 Clarence Street, Abbey Green, Nuneaton CV11 5PU



E-mail: [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

KEY ESTATE AGENTS

Website: [www.keyestateagents.com](http://www.keyestateagents.com)

\*\*\* Attention Investors and First Time Buyers!!! \*\*\*

Welcome to this spacious 2 bedroom End Terraced property situated next to a quaint stream and a cattle field! This property briefly comprises of 2 spacious reception rooms downstairs, a kitchen to the rear of the property with room for white goods. The property also benefits from a stair lift.

Upstairs you will find 2 fantastically sized bedrooms. The master benefits from a storage cupboard for extra space to keep items. The bathroom is also generous in size and has a white suite with a bath in situ.

The garden is tranquil next to a lovely little stream and with lots of area to soak up the sun. It is fully paved, so no grass to tend to. There is also a handy outbuilding for all your garden storage.

Call KEY now to book your viewing!

Council Tax Band: B

EPC: C

Tenure: Freehold

#### Entrance



Situated at the very end of the street with views over a stream and a field of cattle giving a rural feel. Property is entered through UPVC door into front room

#### Living Room 11'10" x 11'10" (3.612 x 3.612)



Large living room, big window letting in ample daylight.

#### Reception Room Two 11'9" x 11'9" max (3.587 x 3.596 max)



Large reception room, could be utilised as dining room or another living room. Understairs storage cupboard and window looking out over garden.

#### Kitchen 6'9" x 11'6" (2.059 x 3.526)



Kitchen with wall and floor units sink and drainer and space for white goods.

#### Master Bedroom 11'6" x 6'9" (3.518 x 2.066)



Generous master at front of the property with cupboard for extra storage. Lots of sunlight let in through front window.

#### Second Bedroom 23'8" x 8'10" (7.228 x 2.693)



Fantastic double bedroom to rear of property with view out over the garden. Lovely feature wall and bags of space for furniture.

## Bathroom 11'10" x11'10" (3.624 x3.617)



Good sized bathroom to rear of property with bath, sink and toilet.

## Garden



A Lovely secluded garden, paved for easy maintenance with a quaint stream running by the side of the property and views out over fields with cows in. A perfect tranquil retreat.

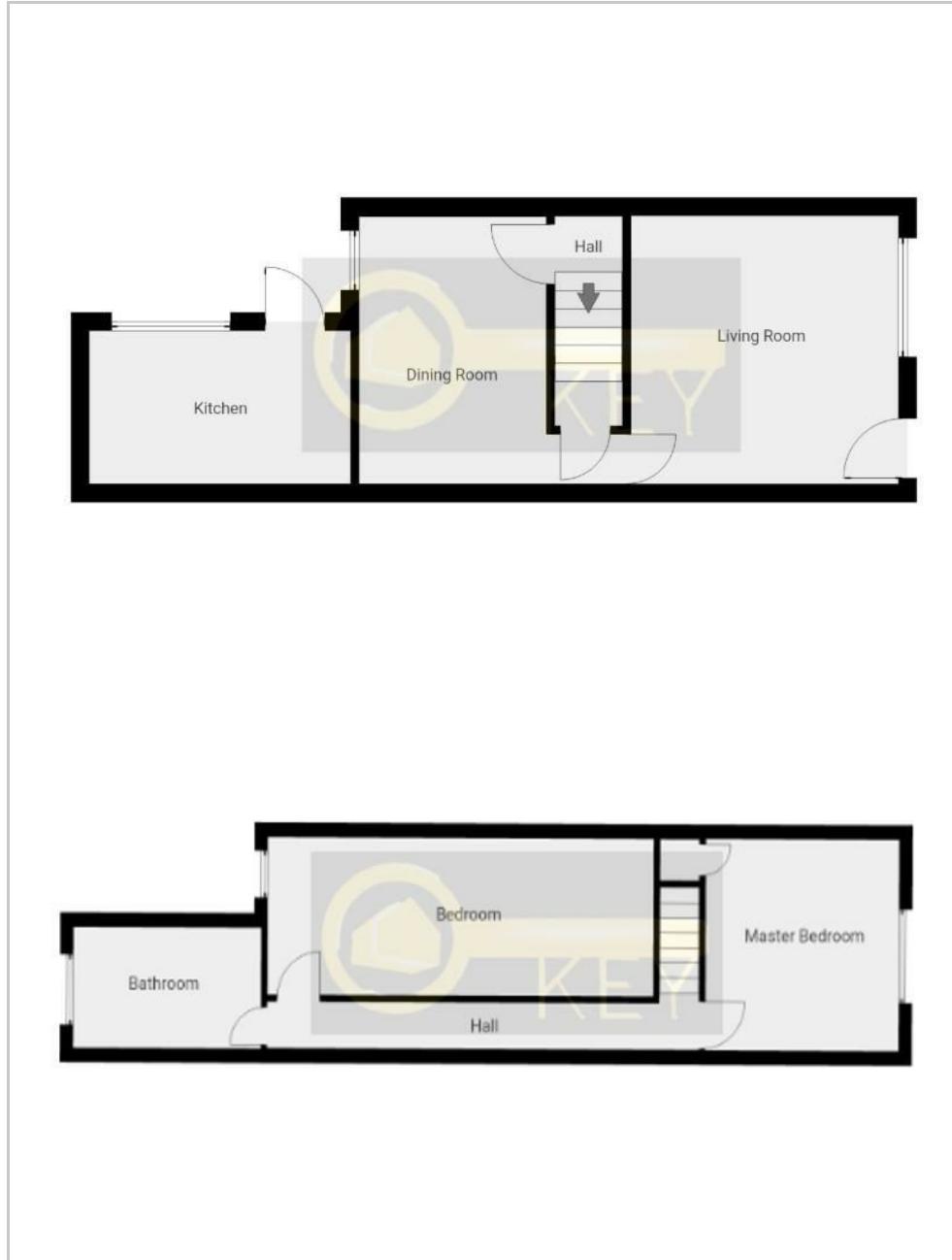
## Rental Yield

£750 pcm

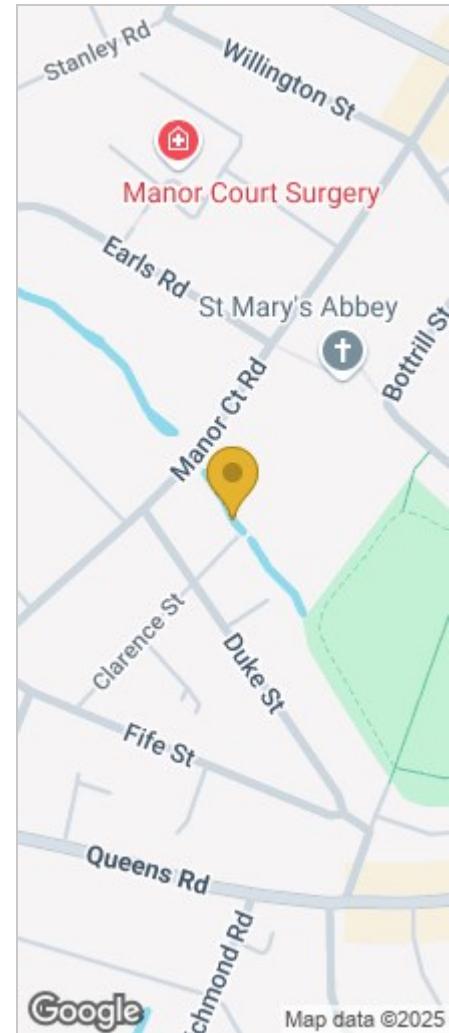
## Agents Notes

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.

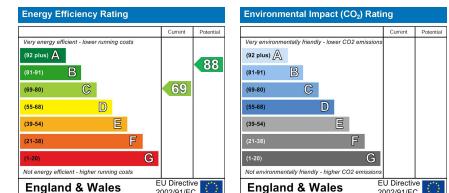
## Floor Plan



## Area Map



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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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### KEY Estate Agents

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**OFT**  
Approved code

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**024 7635 7645**