



THE KEY TO YOUR NEXT MOVE

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

# For Sale

**Tel: 024 7635 7645**



**£190,000**

**5 Portreath Drive, Horeston Grange, Nuneaton CV11 6GH**



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

**KEY ESTATE AGENTS**

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

Located in the popular Horeston Grange area of Nuneaton, this impressive two bedroom terraced home is beautifully well presented throughout, ideal for first time buyers or investors

On the ground floor, you are welcomed by a smart hallway leading to a contemporary fitted kitchen with a range of sleek units and worktops. To the rear sits a bright and spacious living/dining room, with patio doors flooding the room with natural light. The ground floor also benefits from a convenient downstairs toilet. Upstairs, there are two generously sized double bedrooms with the master bedroom featuring built in wardrobes, great for storage. Completing the first floor is modern family bathroom with shower over bath. Externally the property boasts a good sized rear garden, perfect for relaxing, and one allocated parking space to the front.

Council Tax Band: B

EPC: C

Tenure: Freehold

### Entrance

Entered via part glazed entrance door into an entrance hall with stairs rising to the first floor and access to the lounge / diner and kitchen.

### Cloakroom/WC

Benefitting from a low flush W/C and sink unit.

### Kitchen 9'0" x 6'0" (2.74 x 1.83)

Fitted with a modern range of base and wall mounted units with fitted work surfaces, sink unit, integrated electric oven and four ring gas hob with hood over, integrated fridge and freezer, space for washing machine, tiled surround and window to front aspect.

### Lounge / Diner 12'7" x 11'5" (3.84 x 3.48)

With double doors to rear garden, TV point, radiator, two windows to rear aspect.

### Bedroom 1 10'2" x 9'1" (3.10 x 2.77)

Double bedroom with windows to the front aspect. Measurement excludes built-in wardrobe, boiler cupboard and over-stairs recess.

### Bedroom 2 11'9" x 6'11" (3.58 x 2.11)

Double bedroom with window to rear aspect.

### Bathroom

Fitted with a white low flush WC, pedestal wash hand basin and panelled bath with electric shower system over, tiled surrounds, extractor fan, opaque window to rear aspect.

### Parking

Allocated off-road parking space for one car to the front left of the property.

### Rear Garden



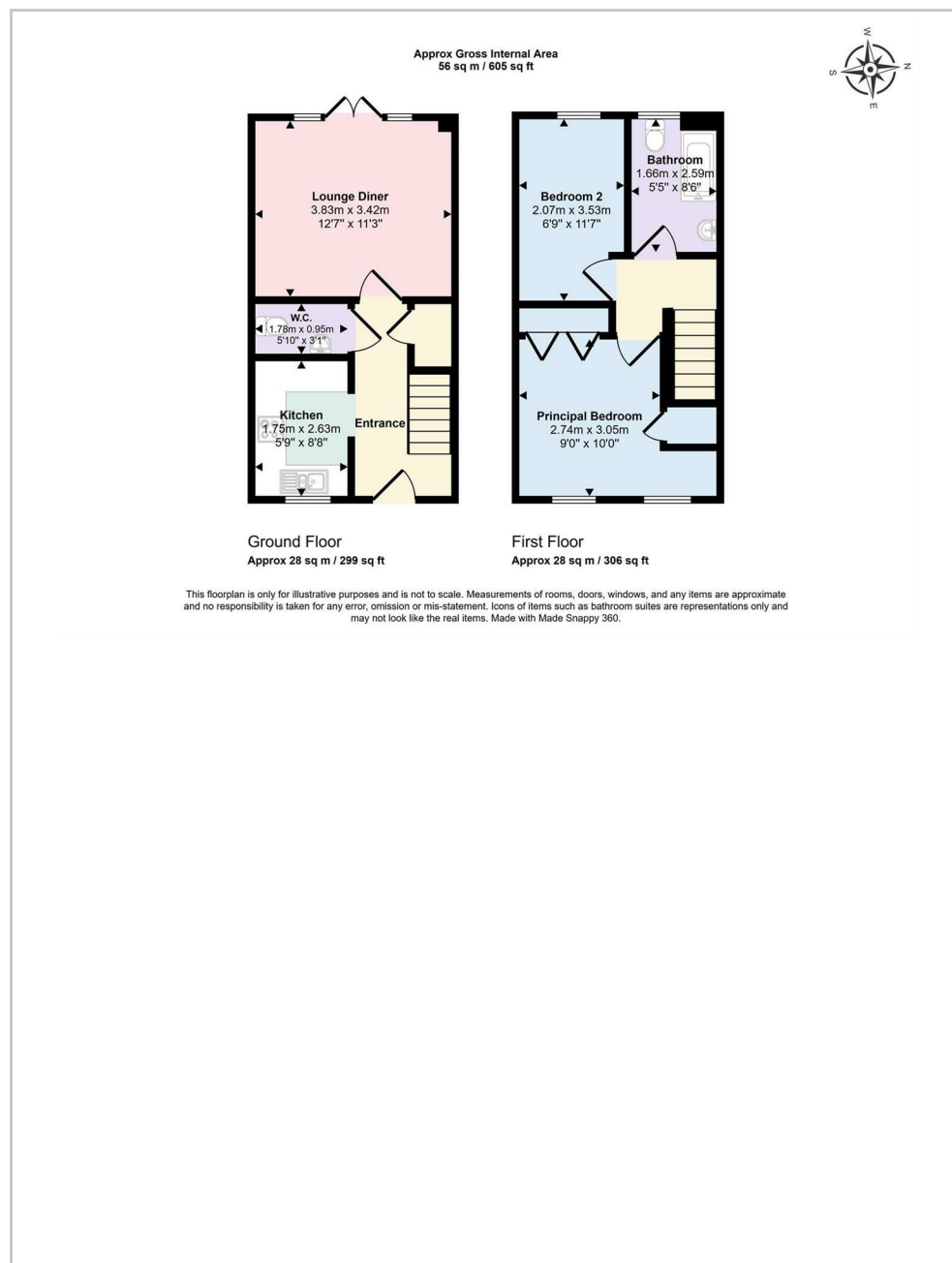
Enclosed by timber fencing and westerly facing with adjacent paved patio area and artificial lawn.

### Agent's Notes

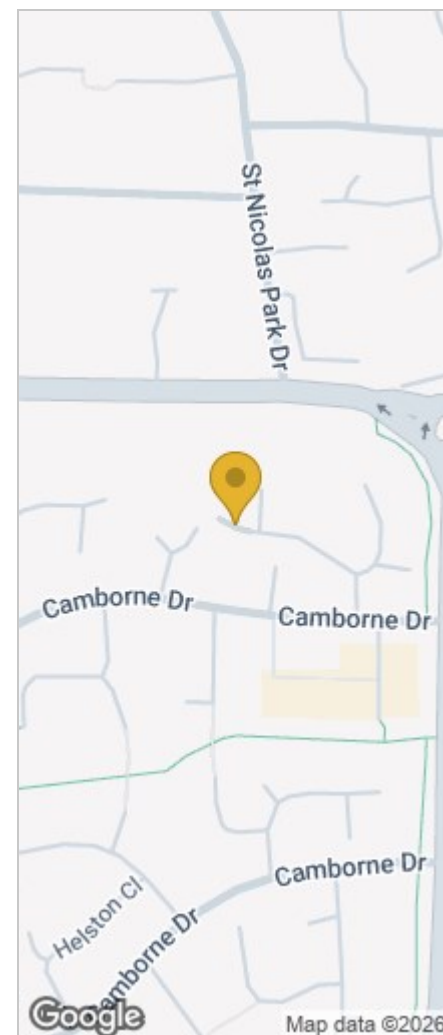
Floor plans are for identification purposes only and not to scale. All room measurements in these lettings details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared, these opinions may vary from your own. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agents and under no circumstances are to be reproduced by a third party without prior permission.



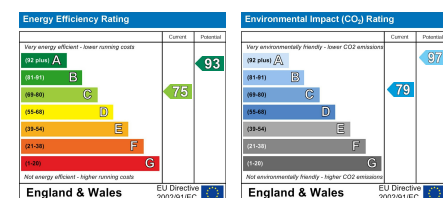
## Floor Plan



## 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@keyestateagents.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