



Two Yard Lane, Nuneaton, CV10 9FH



# Property Description

This well presented mid terrace house offers spacious accommodation throughout briefly comprising entrance hall having a staircase to the first floor landing and a storage cupboard. The cloakroom W.C has a modern white coloured pedestal hand wash basin, low level W.C and a wall cupboard housing the Ideal combination boiler.

The spacious lounge has wooden style flooring and PVCu double glazed French doors providing access to the rear garden. The breakfast kitchen has a range of modern eye and base level white coloured units with integrated stainless steel gas hob, electric oven, and extractor hood.. There is also a breakfast/dining table area.

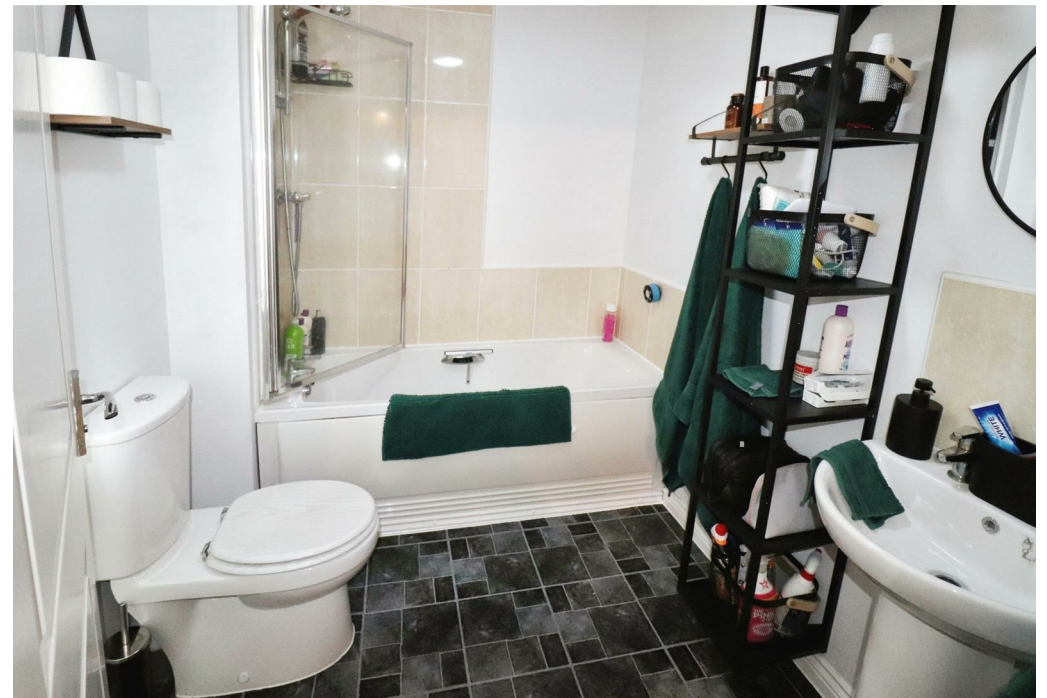
The first floor landing provides access to the three bedrooms with a built in wardrobe and storage cupboard located in the second bedroom. The bathroom has a modern white coloured suite comprising panelled bath with a shower cubicle above and screen. There is also a pedestal hand wash basin and a low level W.C. The property also benefits from mains gas central heating and PVCu double glazing.

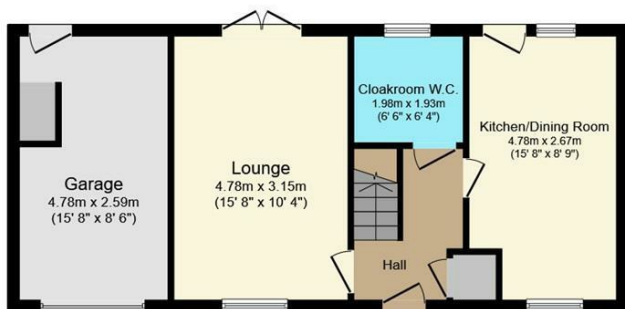
Outside there is a small frontage laid to bark chipping and the enclosed rear garden is easy to maintain being laid to slate chippings with a paved patio area located in the centre. The garden is enclosed by panelled fencing with incorporated side gate. The garage is access from the front elevation by a metal up and over door having a internal store room, rear PVCu double glazed window power points and lighting.

Internal viewing of the property is highly recommended to fully appreciate the accommodation being offered for sale which make an ideal first time buy or Investment purchase for the rental market.



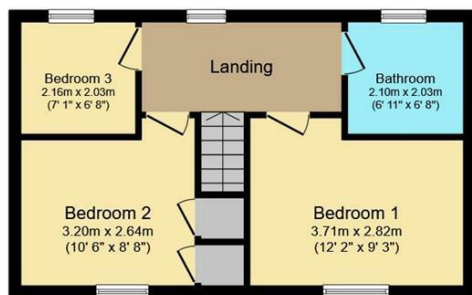






### Ground Floor

Floor area 51.5 sq.m. (555 sq.ft.)



### First Floor

Floor area 38.2 sq.m. (411 sq.ft.)

TOTAL: 89.7 sq.m. (965 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## Key Features

- Spacious Mid Terrace
- Spacious Lounge
- Breakfast Kitchen
- Built In Hob & Oven
- Cloakroom W.C
- Three Bedrooms
- Modern Bathroom
- GFCH & PVCu Double Glazing
- Easy To Maintain Garden
- Garage & Store Room

**£210,000**

EPC Rating - C

Tenure - Freehold

Council Tax Band - C

Local Authority -  
Nuneaton & Bedworth

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