

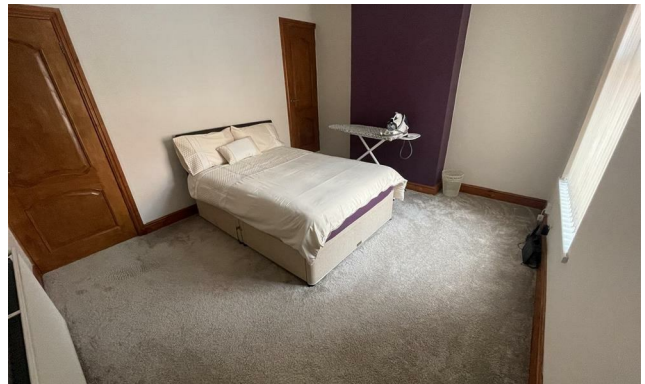


THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£170,000**

75 Alexandra Street, Town Centre, Nuneaton CV11 5RL



E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com) KEY ESTATE AGENTS Website: [www.keystateagents.com](http://www.keystateagents.com)

**\*\*\*\*DECEIVINGLY SPACIOUS MODERN MID TERRACE PROPERTY JUST A SHORT WALK AWAY FROM NUNEATON TOWN CENTRE\*\*\*\***  
KEY Estate Agents are delighted to offer For Sale this three bedroom mid terrace property in Alexandra Street. In brief this home comprises of a lounge, dining room, kitchen, modern bathroom, three double bedrooms and a fully boarded loft space. This property has been improved throughout and would make a great First Time Property or Family Home. To view, call KEY.

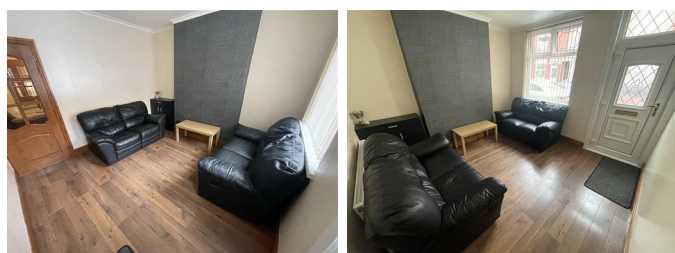
Tenure: Freehold  
Council Tax Band A  
EPC Grade: D

### Entrance



Enter via apart glazed front door into the lounge

### Lounge 11'3" x 11'1" (3.44 x 3.39)



Family sitting room with window to the front aspect.

### Dining Room 11'3" x 11'3" (3.44 x 3.43)



Could also be used as a second reception room, stairs rising to the first floor and window to the rear aspect.

### Kitchen 11'11" x 6'10" (3.64 x 2.10)



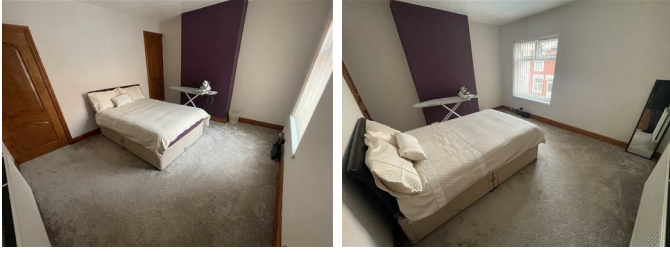
Modern kitchen with wall and floor mounted kitchen units, sink drainer unit, space for freestanding oven, space for washing machine and space for fridge freezer.

### Bathroom 7'7" x 6'6" (2.33 x 1.99)



Modern bathroom benefitting from a low flush W/C, sink unit and bath with overhead shower.

### Master Bedroom 12'11" x 11'2" (3.95 x 3.41)



Double bedroom with window to the front aspect, built in storage.

### Second Bedroom 11'3" x 9'10" (3.45 x 3.02)



Double bedroom with window to the rear aspect.

### Third Bedroom 11'11" x 8'8" (3.65 x 2.66)



Double bedroom with window to rear aspect.

### Loft Room



Ideal for storage.

### Garden



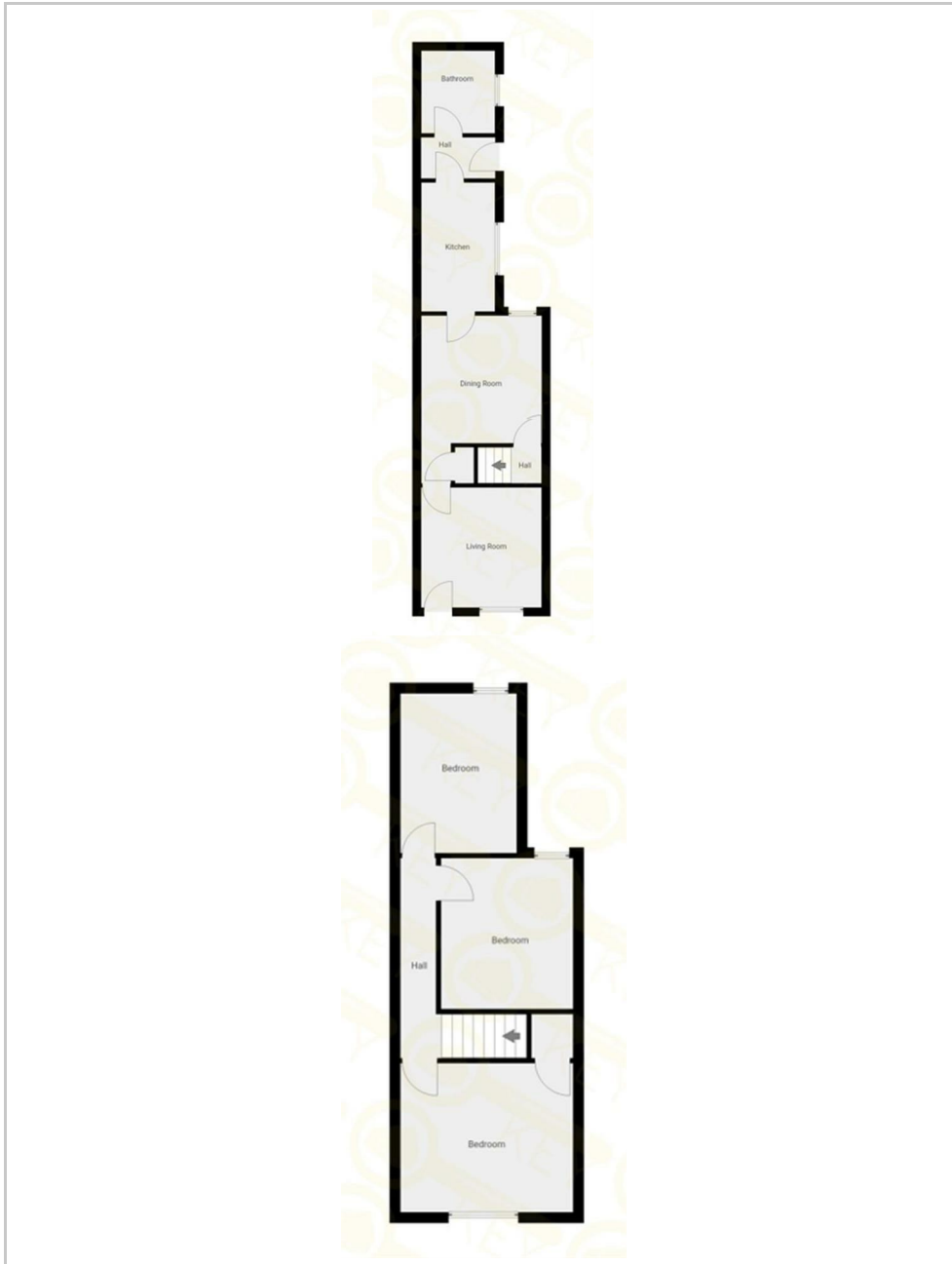
The property benefits from a slabbed garden to the rear.

### Agents Notes

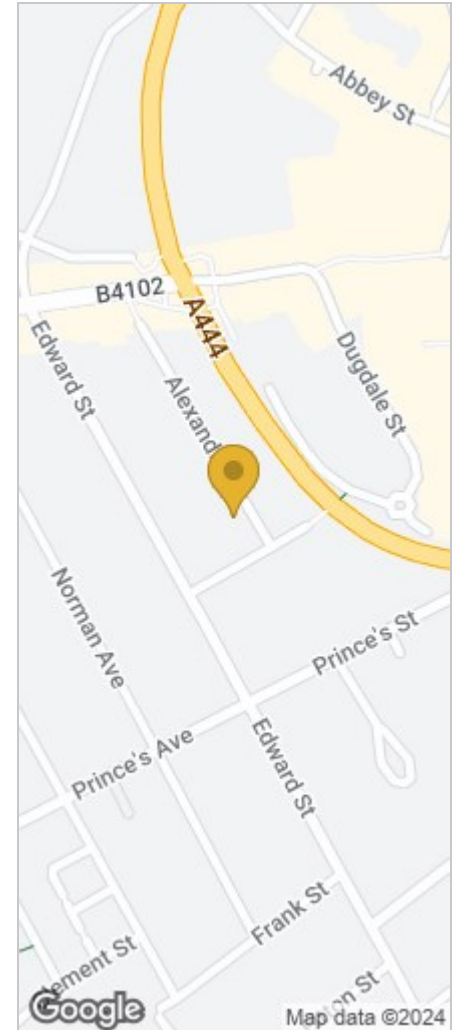
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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

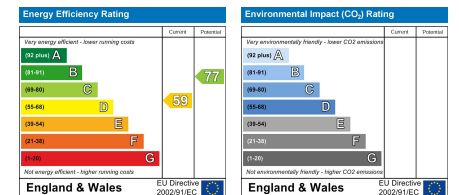
## Floor Plan



## Area Map



## Energy Efficiency Graph



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

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.

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



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