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£199,000

47 Stretton Road, Stockingford, Nuneaton CV10 7ER



E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

*****SPACIOUS LIVING ROOM****EXTENDED KITCHEN AND IMPRESSIVE REAR GARDEN WITH AREA OF DECKING**** KEY Estate Agents are delighted to offer for sale this extended three bedroom, mid terrace property in Nuneaton. Internally the property benefits from a large living room, downstairs W/C and extended kitchen. Externally there is an impressive rear garden and off road parking for 2 cars. The property is located in a popular area and within walking distance of local shops, schools and parks. Viewing is strongly advised, to view, call KEY.**

Tenure: Freehold
Council Tax Band: B
EPC Pending

Entrance



Enter via a part glazed door into an entrance hall with doors leading to the Downstairs W/C and Living Room.

Lounge / Diner 21'9" x 11'2" (6.64 x 3.42)



Open plan living room with large bay window to the front aspect, storage cupboard, doors leading to the kitchen and stairs.

Kitchen 9'10" x 9'3" (3 x 2.83)



Modern kitchen benefitting from wall and floor mounted kitchen units, sink drainer unit, integrated oven, gas hob, integrated fridge freezer, space for washing machine. Windows and door to the side aspect.

Downstairs Toilet



Low flush W/C, sink unit and automated lighting.

Master Bedroom 11'6" x 10'4" (3.51 x 3.17)



Double bedroom with window to the front aspect.

Second Bedroom 11'0" x 8'7" (3.36 x 2.63)



Large single / small double bedroom with window to the rear aspect.

Third Bedroom 8'6" x 6'4" (2.6 x 1.94)



Single bedroom with window to the front aspect.

Bathroom 8'0" x 5'8" (2.44 x 1.74)



Modern bathroom benefitting from a large walk in shower cubicle, sink drainer unit and low flush W/C.

Garden and Parking



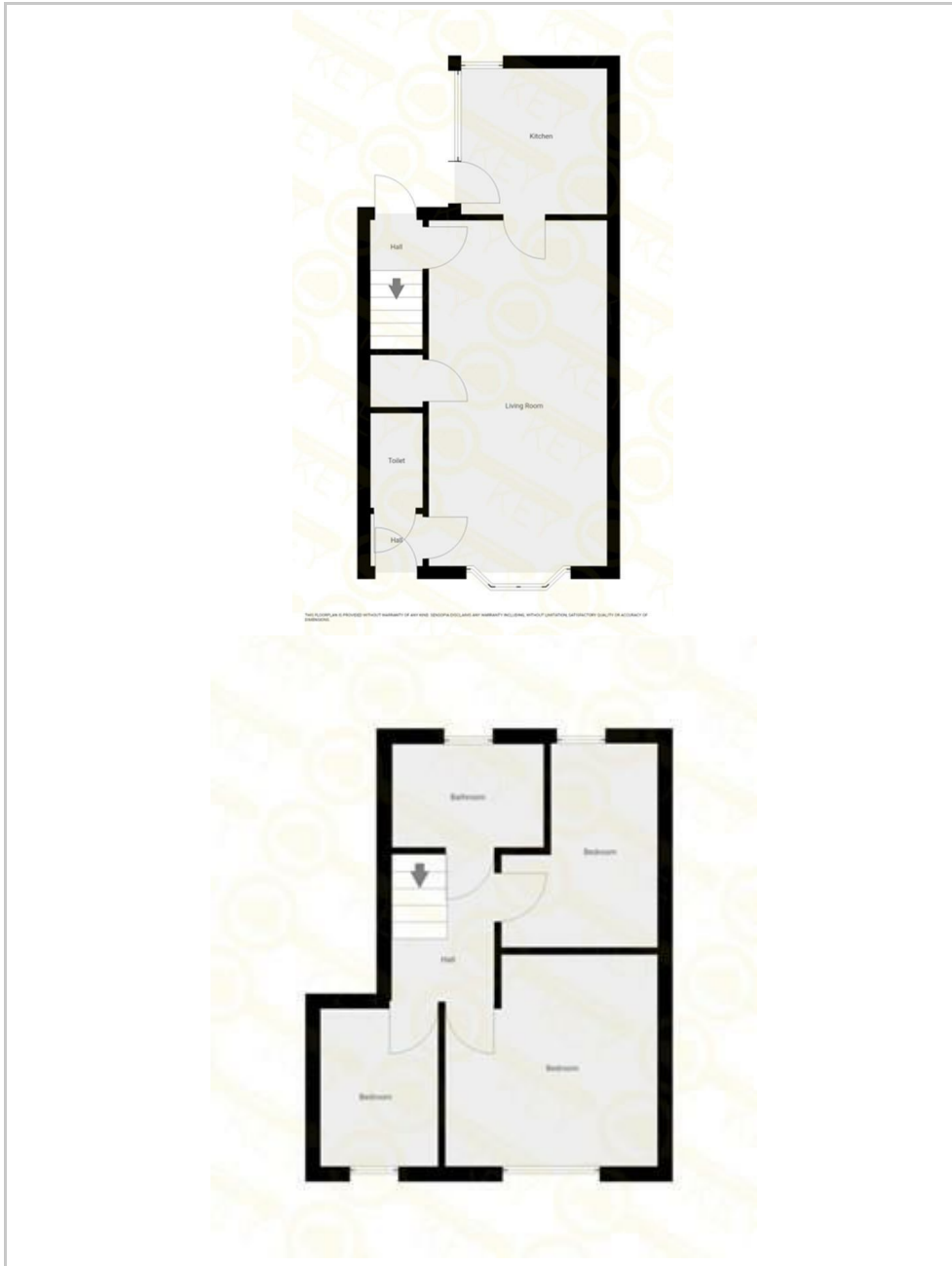
Private rear garden with a patio, raised deck,

pagoda, shed and lawn area. Shared Alleyway to the front of the property. Parking for two cars to the front of the property.

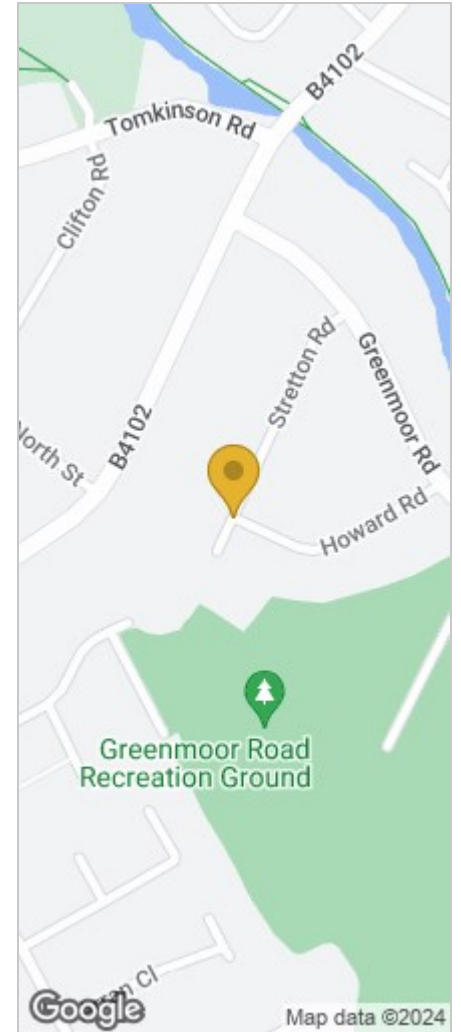
Agents Notes

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.

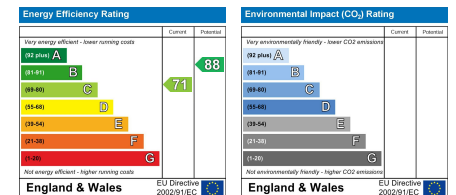
Floor Plan



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

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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.



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