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£190,000

37 George Eliot Street, Coton, Nuneaton CV11 4NW



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

****LOTS OF POTENTIAL TO EXTEND**** KEY Estate Agents are delighted to offer for sale this two bedroom semi-detached property located in a quiet location just outside of Nuneaton Town Centre. The property is ideally placed just a short walk to the Town Centre, Riversley park, supermarkets, the train station, the bus station and there is potential for a direct canal access from the garden. Internally the property benefits from two reception rooms, two double bedrooms, a modern bathroom and fitted kitchen. Externally, the property benefits from a private driveway with space for two vehicles and large rear garden. There is also a lot of potential to extend the property out to the side and front. The property has had a new boiler fitted and has recently completed groundworks with new water supply. This would make an ideal property for a first time buyer or a young family. To view, call KEY.

Tenure: Freehold
EPC Grade D
Council Tax Band B

Front Garden



Enclosed by dwarf brick wall and with laid to turf lawn and raised flower bed surround. Paved pathway leading to part glazed UPVC door into:

Entrance Hall

With stairs rising to first floor landing, wood effect flooring, radiator, and doors into:

Lounge 11'2" x 11'11" (3.41 x 3.63)



With UPVC bay window to front aspect, wood effect flooring, feature fireplace, and radiator.

Rear Lounge 12'6" x 12'0" (3.81 x 3.65)



With T.V point, telephone point, built in storage cupboard, gas fireplace, radiator, and opening into:

Dining Room 12'6" x 8'0" (3.81 x 2.44)



With UPVC windows to side and rear aspect, and radiator.

Kitchen 2.86 x 1.87



Fitted with a range of base and wall mounted units, inset single drainer sink unit with mixer tap, space and connection for electric oven/hob, plumbing for washing machine, built in storage cupboard with space for fridge/freezer, part tiled surround, wood effect flooring, UPVC window to rear aspect, and part glazed UPVC door to carport.

First Floor Landing

With UPVC window to side aspect, built in storage cupboard housing wall mounted 'combi' boiler, and doors into:

Bedroom One 14'5" x 9'10" (4.40 x 3.00)



With two UPVC windows to front, built in wardrobes, built in storage cupboard, and radiator.

Bedroom Two 11'8" x 10'2" (3.56 x 3.10)



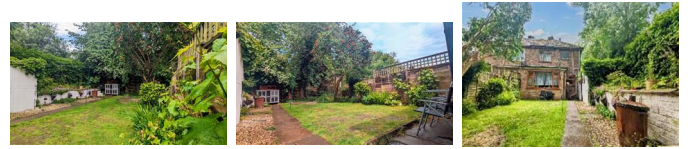
With UPVC window to rear aspect, built in wardrobes and radiator.

Bathroom 7'11" x 5'9" (2.41 x 1.75)



Fitted with white low flush WC, white pedestal hand basin, fitted bath with wall mounted shower unit and shower screen, towel rail, part tiled surround, wood effect flooring, UPVC window to rear aspect and further window to side aspect.

Rear Garden



With laid to turf lawn and raised flower bed surround.

Driveway



Block paved driveway providing off road parking for one vehicle.

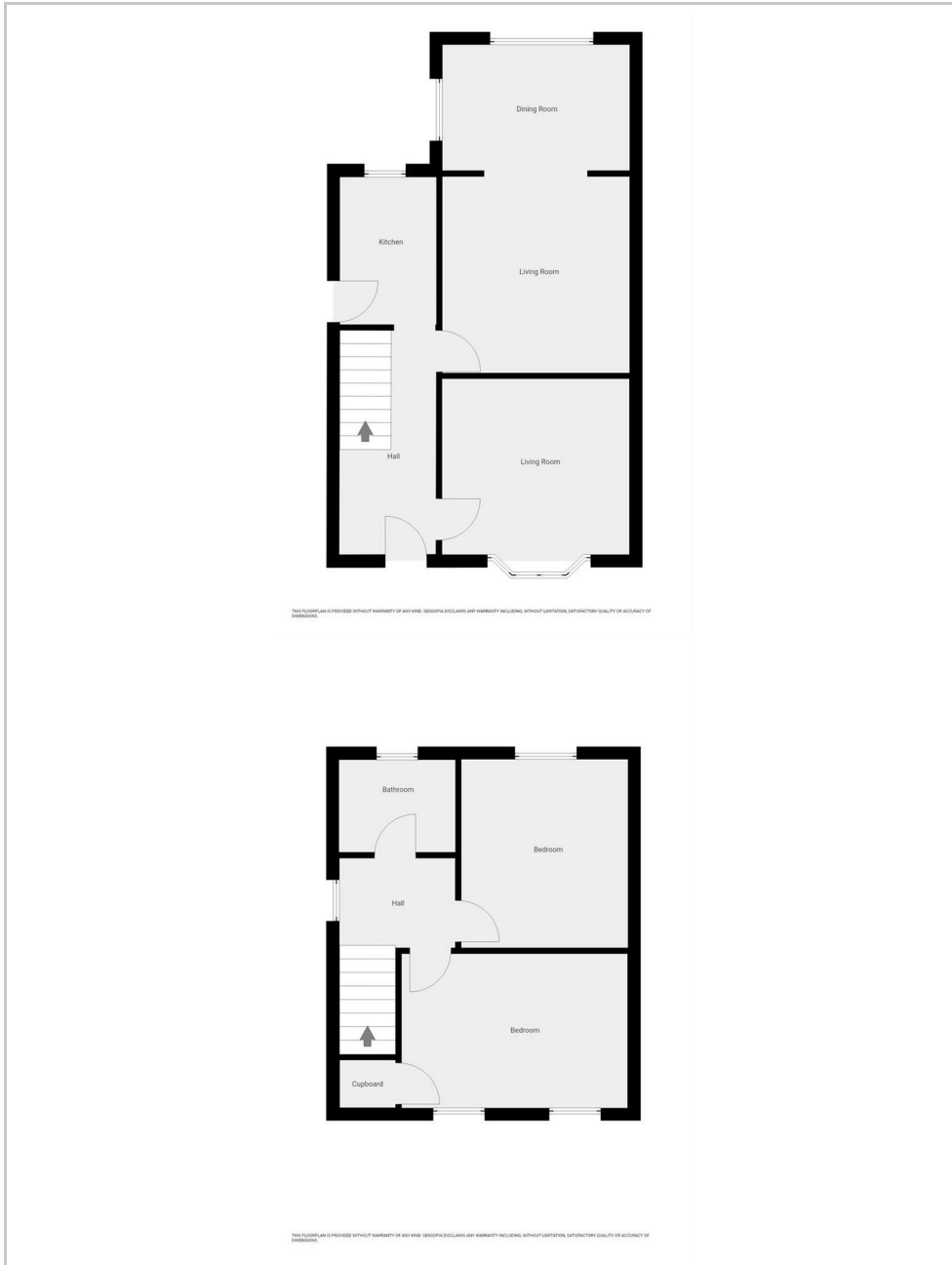
Carport

Block paved with further off road parking for one vehicle, and leading to:

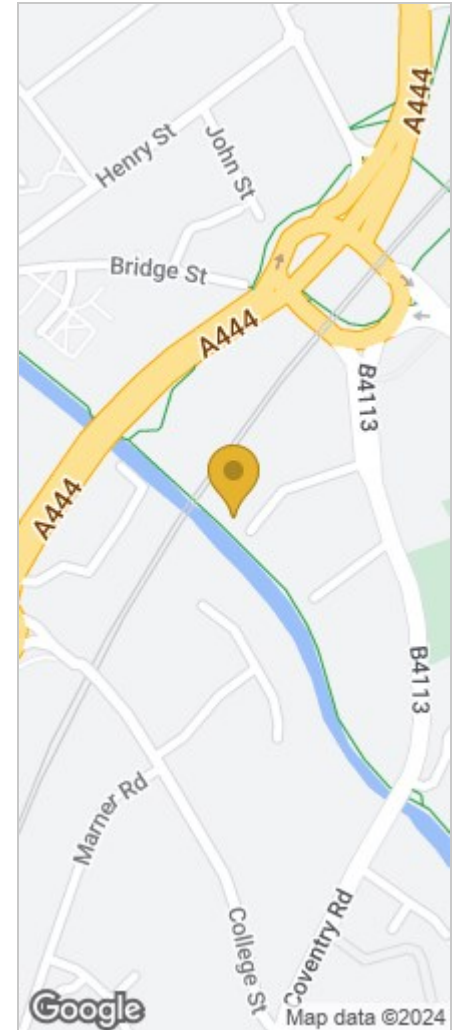
Garage

To the rear of the carport there is a detached garage with up and over door.

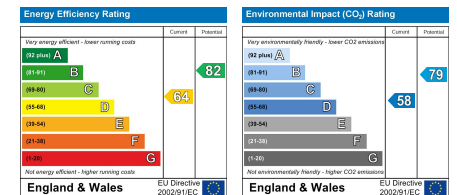
Floor Plan



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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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.



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