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**£249,950**

22 Bramdene Avenue, Weddington, Nuneaton CV10 0DH



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Key Estate Agents is delighted to offer this three bed semi detached house in the desirable area of Weddington. The property comprises of spacious entrance hallway with large under-stairs storage, modern, well presented living room, modern bathroom and so much more. Outside space includes single, detached garage and space on the drive for multiple vehicles. Close to schools, transport links to A5 and nearby motorways, this property would make an ideal family home.

Council Tax Band: C

EPC Grade: D

Freehold

### Entrance



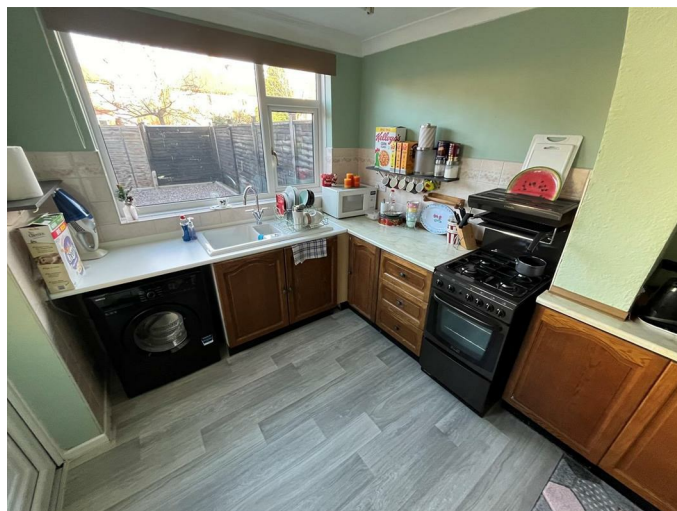
Spacious entrance hall with doors leading to under stairs storage, dining room, kitchen and living room. Stairs to first floor.

### Dining Room 8'0" x 16'0" (2.45 x 4.89)



Spacious dining room with two double radiators, window facing side aspect and archway leading to kitchen.

### Kitchen 8'2" x 6'6" (2.5 x 2.00)



Kitchen benefitting from wall and floor units, freestanding gas hob with electric oven, space for a washing machine. Door leading to garden area.

### Living Room 16'0" x 13'1" (4.9 x 4.00)

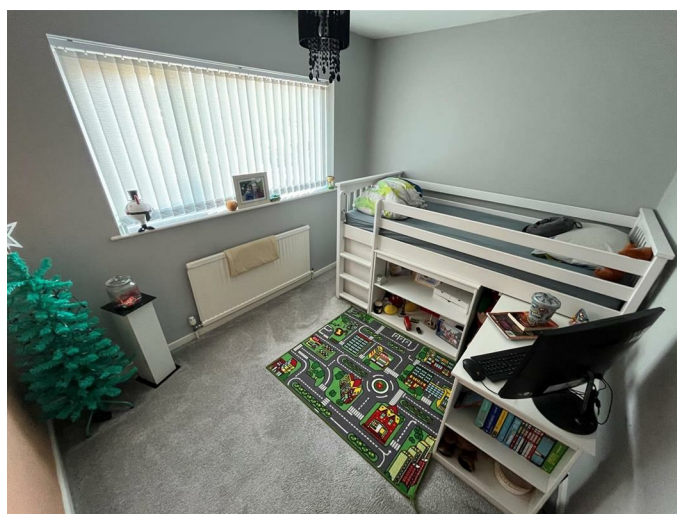


Spacious, well presented living room, with large window facing front aspect.

### Main Bedroom 12'0" x 8'7" (3.68 x 2.62)

Main bedroom benefits from built in wardrobes and window to front aspect.

### Bedroom Two 10'2" x 8'2" (3.1 x 2.5)



Spacious second bedroom, window with view to rear garden.



### Bedroom Three 7'1" x 13'5" (2.18 x 4.1)



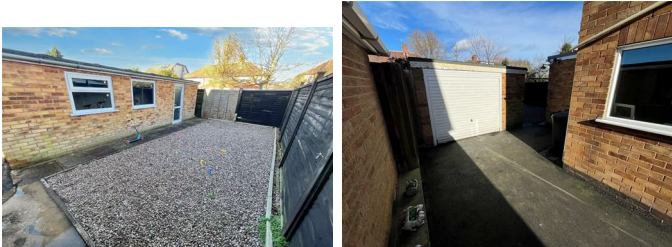
Good sized single bedroom with window facing front elevation.

### Bathroom 5'5" x 7'10" (1.66 x 2.4)



Modern fitted bathroom containing bath with shower over and furniture run WC.

### Garden and Garage



Courtyard garden with brick built single detached garage.

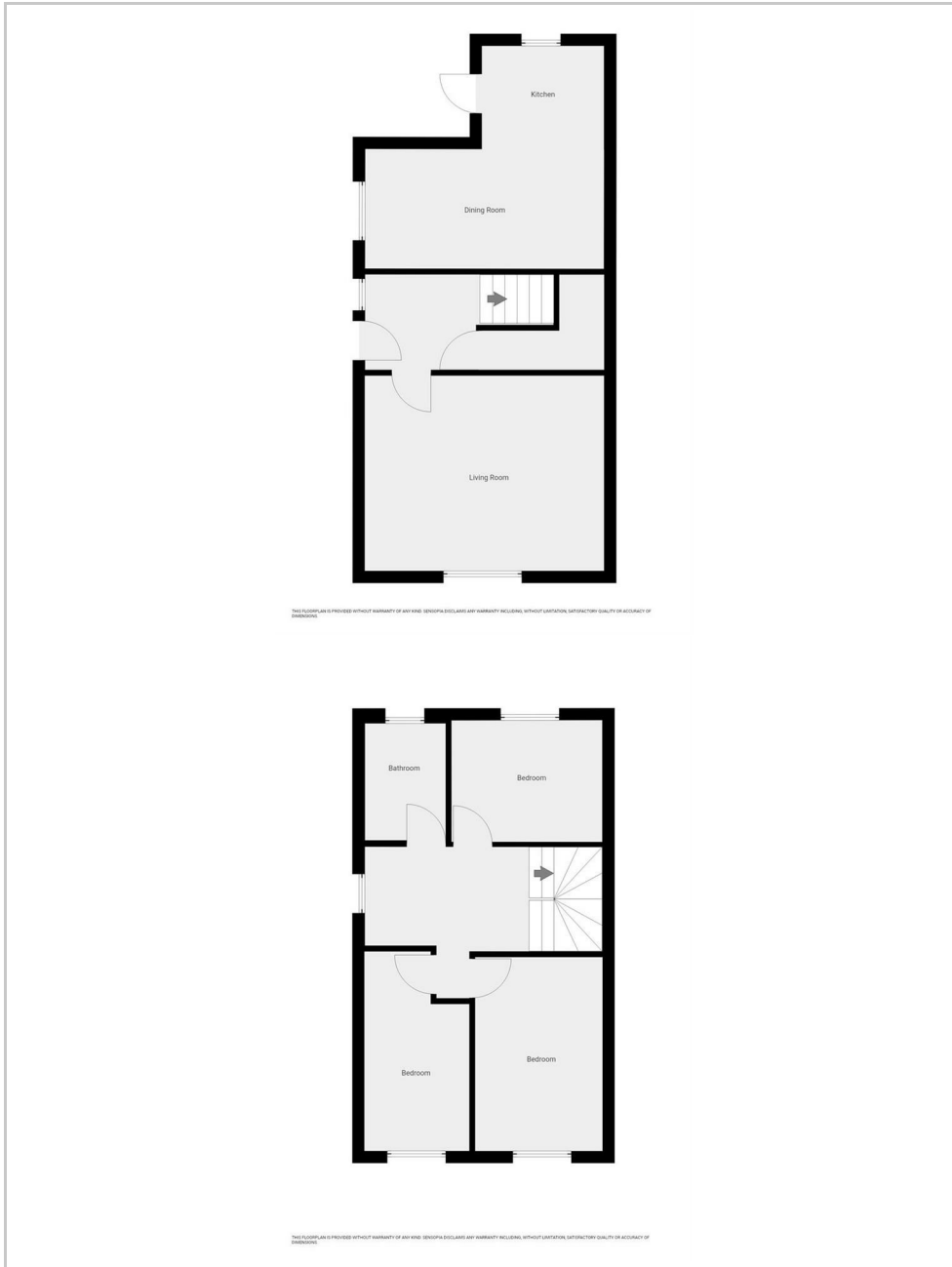
### Driveway

Fully tarmacked driveway with ample parking for two cars

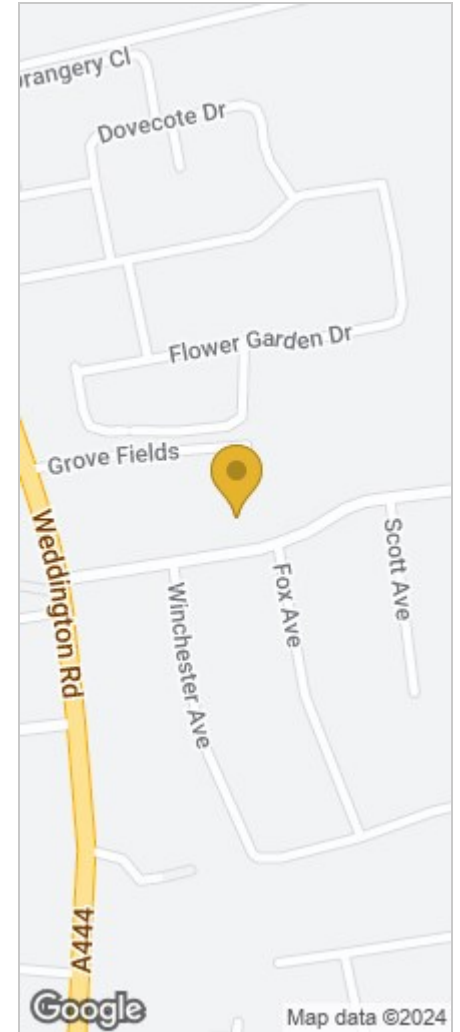
### Agents Notes

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.

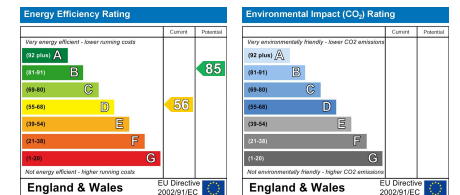
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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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