



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£95,000

44 Caldwell Caravan Site Bradestone Road, Caldwell, Nuneaton CV11 4QT



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

New to the market, this two bedroom, two bathroom park home on the new expansion of Caldwell Caravan Site.

This park home comprises of a spacious open plan kitchen/dining/living room, a good sized single room, Large double bedroom including fitted wardrobes and an en-suite WC. Externally there is a large decking area, with stairs leading to a courtyard and to the front there is parking for one car.

EPC: N/A

Tenure: N/A

Council Tax Band: A

Entrance



Large decked area to entrance leading to living accommodation.

Living room 11'9" x 12'8" (3.584 x 3.879)



Spacious living room with bay window to front.

Kitchen 11'9" x 8'10" (3.584 x 2.697)



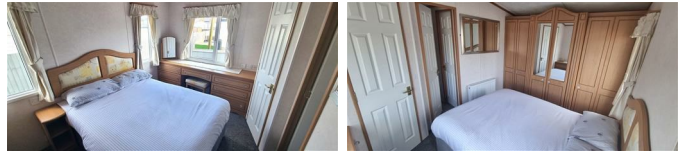
Modern kitchen area with variety of wall and floor units. Gas hob, electric oven.

Bathroom 6'5" x 3'9" (1.958 x 1.156)



Bathroom comprising of large shower cubicle, basin and toilet.

Master Bedroom 10'3" x 8'3" (3.144 x 2.532)



Good sized double bedroom with fitted wardrobes and door leading to en-suite.

Bedroom 2 5'4" x 8'6" (1.634 x 2.595)



Single bedroom with window to side aspect.

En-suite 3'10" x 3'2" (1.170 x 0.97)



En-suite WC with basin.

Garden



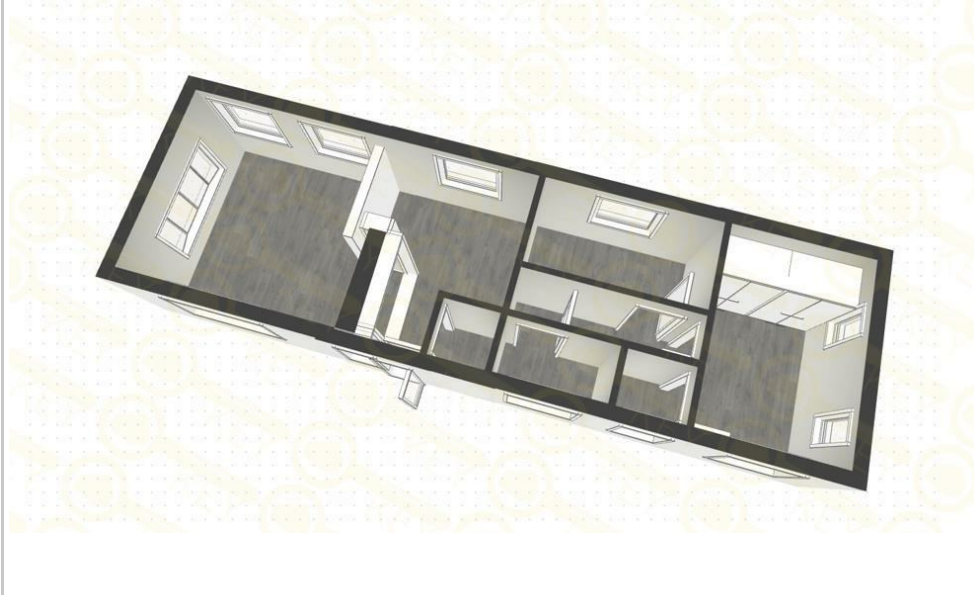
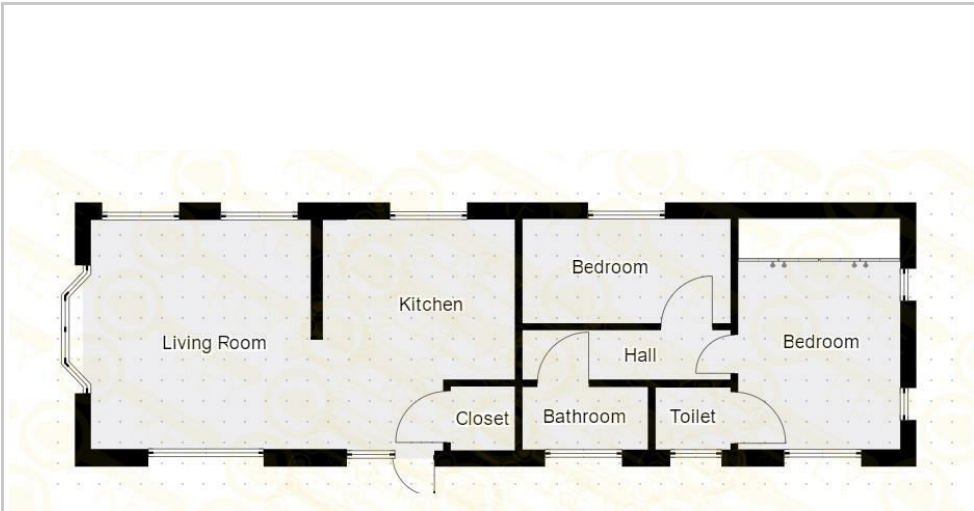
Large elevated decking area with steps leading to good sized paved courtyard. Space for one car to side.

Agents Notes

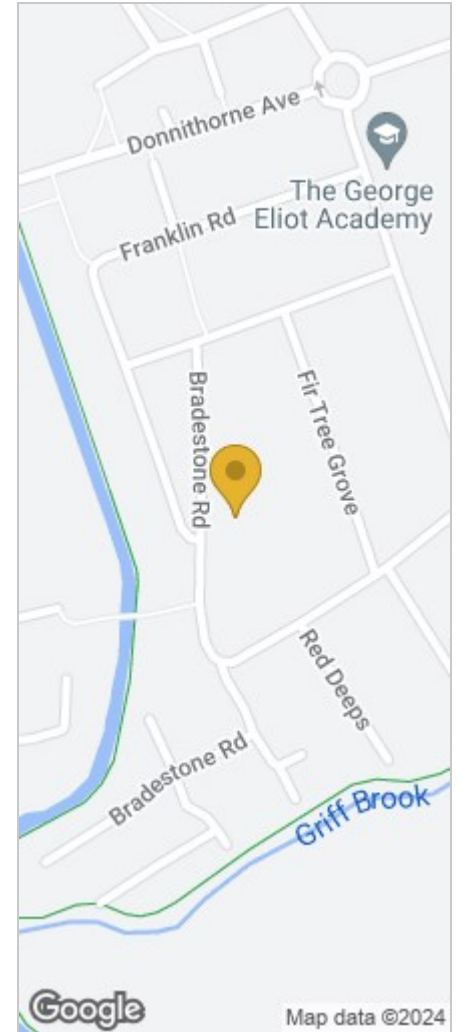
We have not tested any of the electric, gas or

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.

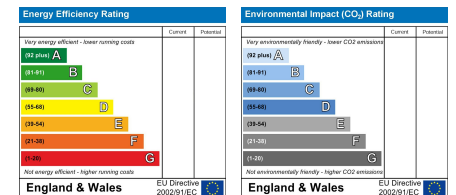
Floor Plan



Area Map



Energy Efficiency Graph



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