



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£215,000**

1 Wenlock Way, Stockingford, Nuneaton CV10 8QL



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KEY ESTATE AGENTS

Website: [www.keystateagents.com](http://www.keystateagents.com)

**\*\*Excellent investment opportunity\*\*** A fantastic opportunity to own a two bed detached bungalow in Stockingford. Property comprises of two bedrooms, spacious living room, bathroom and kitchen. There is a large covered car port and garage/workshop. At the rear there is a large garden with direct access to the allotments behind the property.

Tenure: Freehold

EPC Grade: E

Council Tax Band: C

### Entrance



Entrance via double gate car port and glazed porch leading to front door.

### Living Room 12'4" x 17'10" (3.772 x 5.444)



Spacious living area with glazed door leading to porch and rear garden. Gas fire and radiator.

### Kitchen 8'9" x 7'4" (2.671 x 2.249)



Fitted kitchen with a variety of wall and floor units. Electric hob and large window to side aspect.

### Bedroom One 9'10" x 12'3" (3.013 x 3.750)

Includes fitted wardrobes and fitted wall and floor units. Large window to front elevation.

### Bedroom Two 11'11" x 7'11" (3.645 x 2.420)

Good sized single room with large window to front aspect and large radiator.

### Bathroom 7'10" x 5'6" (2.401 x 1.684)

Benefits from walk in shower unit, basin and WC.

### Workshop

Integrated workshop, with mains electricity.

### Garage/Car Port

Covered car port and garage, entrance to property inside.

### Porch 4'7" x 9'5" (1.4 x 2.872)

Glass porch with access to garden and integrated workshop/garage.

### Garden



Large garden with sheds and a greenhouse. Direct access to allotments situated at the rear of the property.

### Driveway

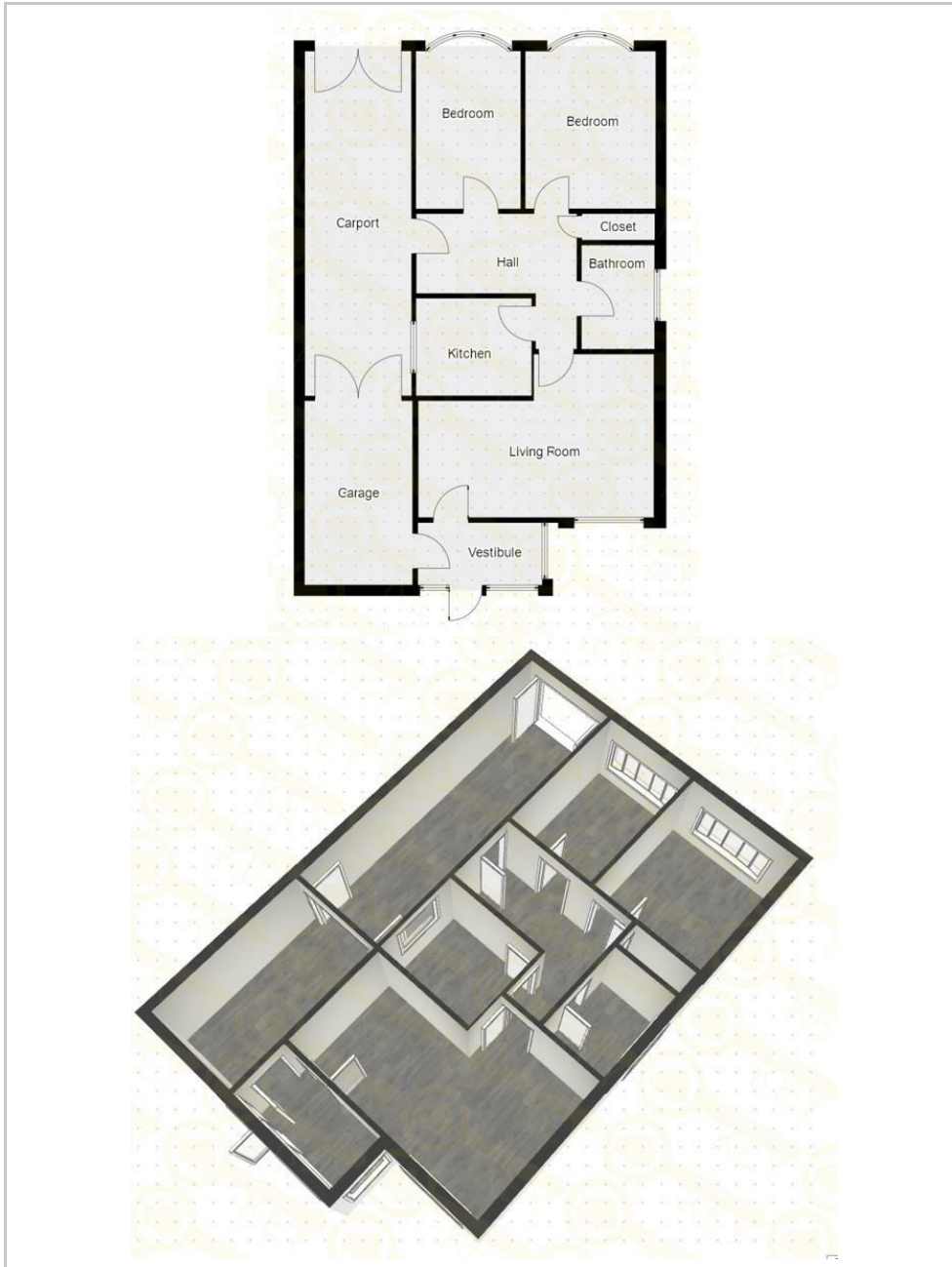
Block paved driveway with space for multiple vehicles.

### Rental Yield

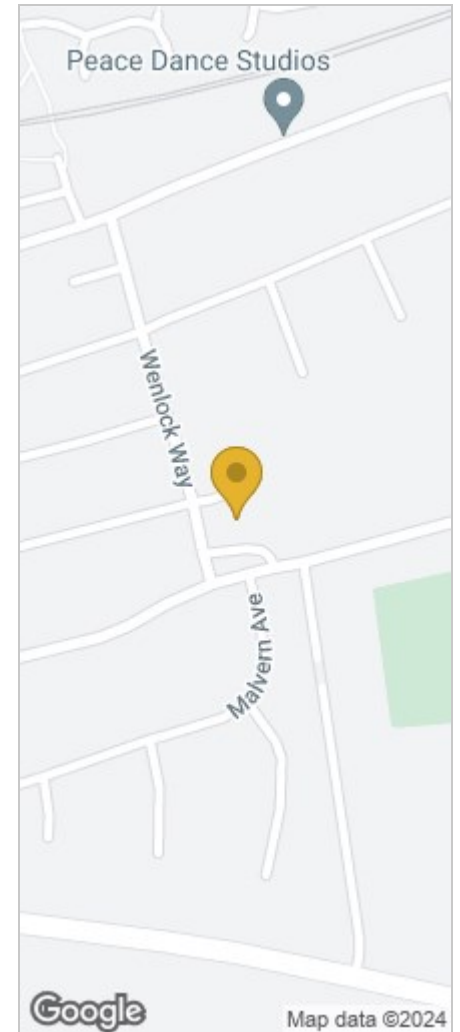
### Agents Notes

Agents Note: 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.

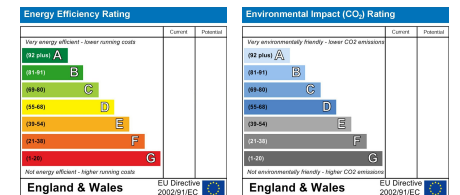
## Floor Plan



## 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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