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For Sale

Tel: 024 7635 7645



£245,000

126 Merlin Avenue, Whittleford, Nuneaton CV10 9JZ



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KEY ESTATE AGENTS

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*****Attention First Time Buyers***** This three bed semi detached house in a quiet location would make a fantastic family home. Property briefly comprises of spacious living and dining area, kitchen, two double bedrooms, a single bedroom currently used as an office and a family bathroom. To the rear is a beautifully landscaped garden with ample room for entertaining. The property also benefits from a single integrated garage and driveway, plus a front garden currently laid to lawn.

EPC: C

Council Tax Band: B

Tenure: Freehold

Entrance



Living & Dining Room 15'2" x 22'9" max (4.638 x 6.954 max)



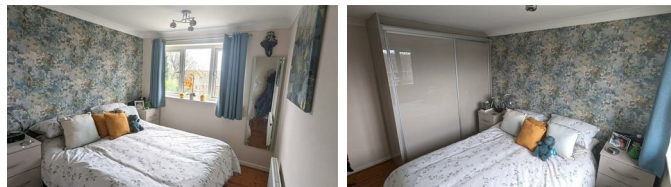
Spacious and beautifully presented living dining area with bay window letting in plenty of light to the front aspect and patio doors to the rear with views of the lovely garden.

Kitchen 6'10" x 10'4" (2.1 x 3.171)



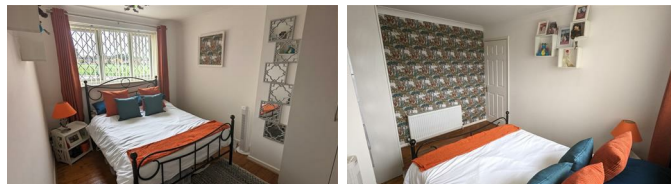
A modern, well appointed kitchen with fitted cabinets, wooden worktops, and glass door leading to the garden letting lots of natural light in. Space for washing machine and dishwasher.

Master Bedroom 8'7" x 11'6" (2.634 x 3.510)



Generous master bedroom with wooden floors, space for a double bed, benefits from fitted wardrobes and matching side tables. Window overlooking the rear garden.

Bedroom 2 8'8" x 11'2" (2.647 x 3.409)



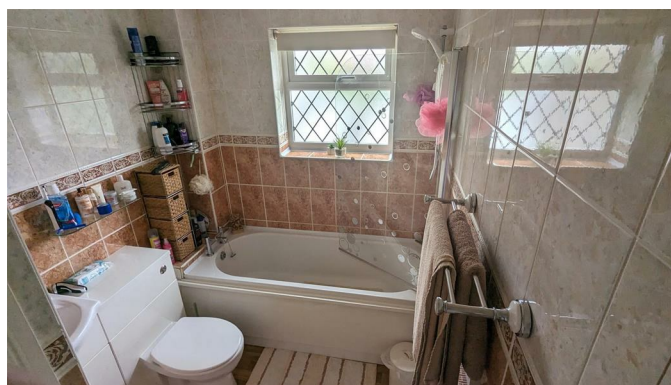
Spacious second bedroom with lots of natural light room for a double bed and a window to the front aspect of the house. The bedroom includes a built in wardrobe for storage.

Bedroom 3 6'4" x 8'0" (1.946 x 2.454)



Single room to the rear of the property can double as an office space. Views out onto the garden.

Bathroom 6'3" x 8'2" (1.911 x 2.499)



Good sized well appointed bathroom with basin, toilet, bath with shower over and a large storage cupboard.

Garden



Landscaped garden with raised borders, patio area with ample room for entertaining. Access to garage via door.

Garage

Single integrated garage with racking for storage. Access via door to the rear and up and over door to the front.

Parking and Drive

Block paved driveway to the front with space for one vehicle and parking available directly outside in the cul de sac.

Rental Yield

£900 - £925 PCM

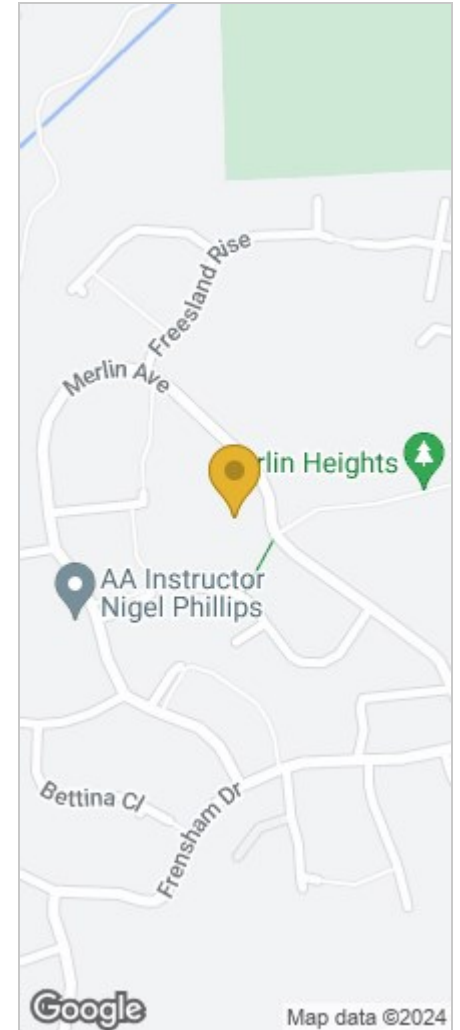
Agents Notes

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.

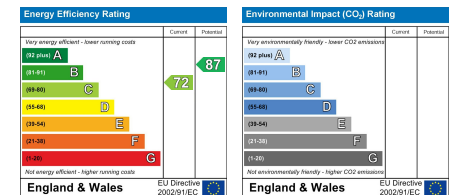
Floor Plan



Area Map



Energy Efficiency Graph



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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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