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# For Sale

Tel: 024 7635 7645



**£347,500**

53 Ribbon Avenue, Ansley, Nuneaton CV10 9TJ



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KEY ESTATE AGENTS

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A beautiful, bright, open and modern home in the sought after village of Ansley is new to the market. This property comprises of a large and stunning open plan, kitchen/dining/living area with French doors and roof lights letting in ample amounts of sunlight and a handy utility area. A separate cosy and well presented reception is positioned to the front of the property, featuring paneling and bay window. It also benefits from a downstairs WC with toilet and basin. Upstairs briefly comprises of a family bathroom, a generously sized master bedroom with en-suite, a second good sized double bedroom and a further 3rd single bedroom. The property also benefits from a garage , off road parking and a large garden. A must see perfect for couples and families!

Service Charge: £99 per annum

Council Tax Band: D

EPC: B

Tenure: Freehold

### Entrance



Entrance comprises of the hallway with stairs to the upper floor, access to the downstairs WC, reception room and kitchen, living and dining area.

### Living Room 17'4" x 10'1" max (5.289 x 3.079 max)



A beautifully decorated, cosy living area, with a large bay window letting in lots of light and aesthetically pleasing paneling.

### Downstairs WC



Downstairs WC comprising of a modern toilet and basin.

**Kitchen & Dining/Living Area 20'3" x 17'3"**  
**(6.177 x 5.283 )**



Open plan kitchen, living and dining area with integrated appliances, French doors, skylights and a handy utility cupboard.

**Master Bedroom 10'1" x 11'10" (3.084 x 3.609)**



A generously sized master with a modern en-suite and lots of space for extra furniture.

**Ensuite 10'1" x 4'0" (3.084 x 1.231)**



Modern en-suite with toilet, basin unit, shower and heated towel rail.

### Family Bathroom 8'3" x 6'10" (2.532 x 2.103)



Modern, well appointed bathroom, with shower over bath, toilet, heated towel rail and basin with storage unit.

### Bedroom Two 10'4" x 8'0" (3.169 x 2.460)



Good sized, light and airy double bedroom with space for plenty of furniture.

### Bedroom Three 8'4" x 6'10" (2.557 x 2.107)



3rd bedroom currently used as an office space. Ample space for a single bed and furniture.

### Garden



Large lawned area, patio and side access to the garage.

### Garage & Driveway

Space for 2 cars and garage for storage.

### Rental Yield

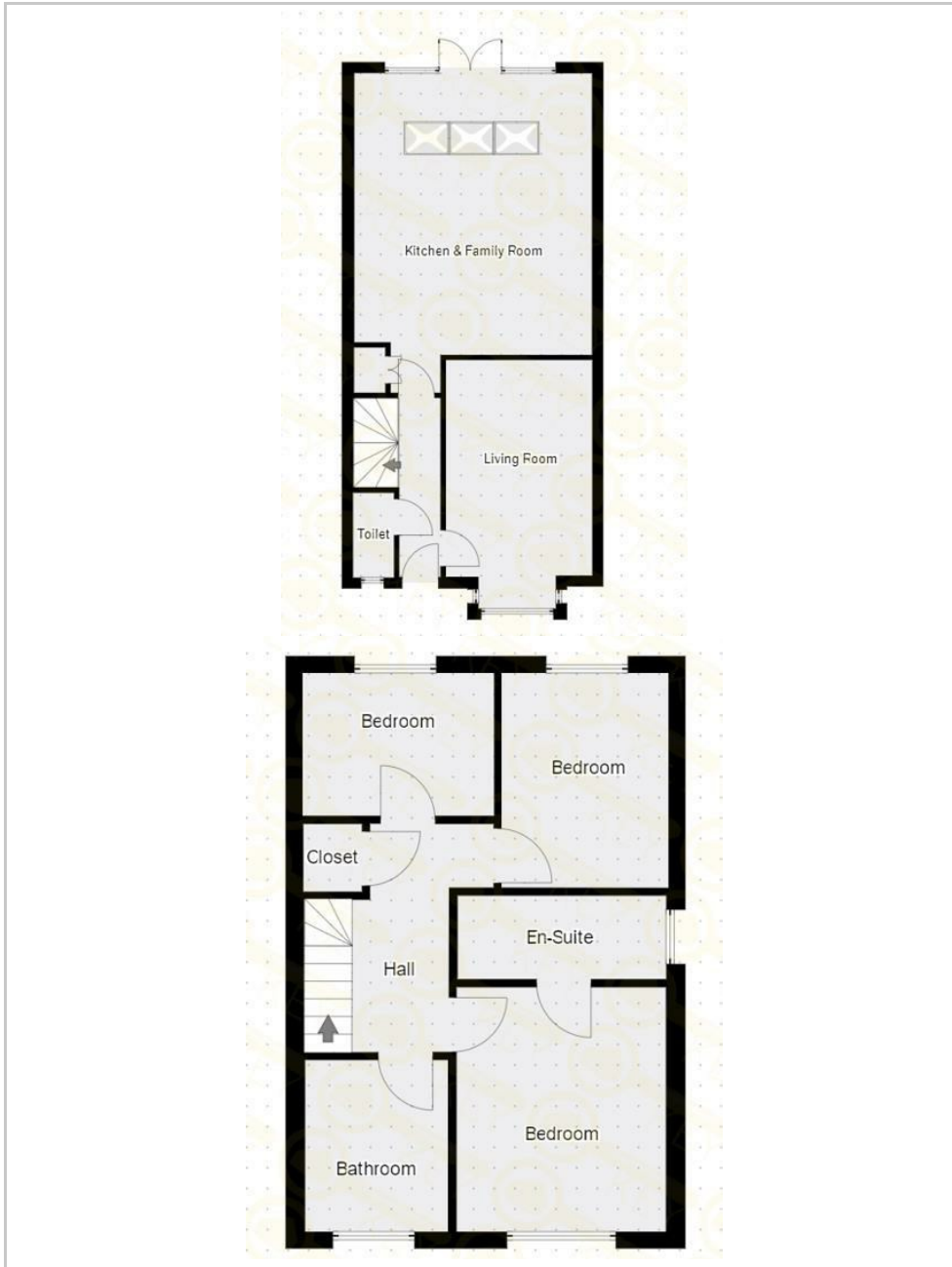
£1100-£1200 PCM

### Agents Notes

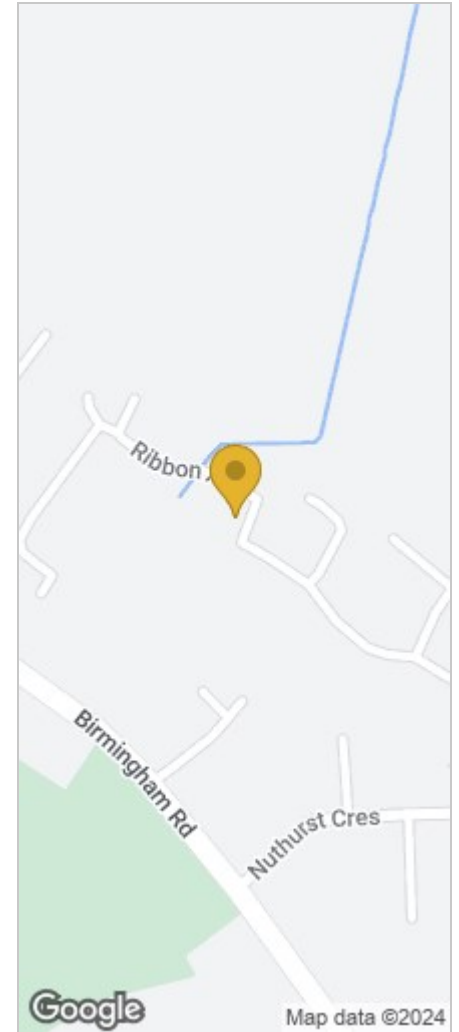
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room.

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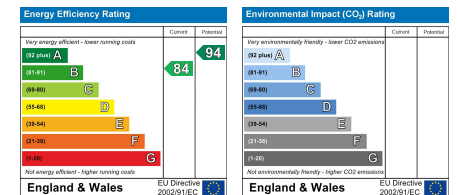
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**

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