



THE KEY TO YOUR NEXT MOVE

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

# For Sale

Tel: 024 7635 7645



**£347,500**

53 Ribbon Avenue, Ansley, Nuneaton CV10 9TJ



3



3



2



B

E-mail: [sales@keystateagents.com](mailto:sales@keystateagents.com)

KEY ESTATE AGENTS

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

Introducing a stunning and contemporary residence in the desirable village of Ansley, now on the market. Built in 2021, this property benefits from 7 years of NHBC warranty and features upgrades like an extra media wall, additional plug sockets and USB chargers, security and standard garden lights, an outside tap, a shaver socket, a loft light, mirrored wardrobes, top-quality Amtico flooring, and luxurious carpets.

The home boasts an expansive open-plan kitchen, dining, and living area with French doors and roof lights, enhanced by high-spec Hillary's curtains. A utility area accommodates laundry appliances and a microwave. The front features a charming living room with elegant panelling, a bay window, and Hillary's blinds, plus a practical WC on the ground floor.

Upstairs includes a well-equipped bathroom, a spacious master bedroom with a large en-suite, a second double bedroom with fitted wardrobes, and a versatile third single bedroom, perfect as a home office or nursery, also with Hillary's blinds.

Externally, there is a garage with a side door into the garden and off-road parking. The large garden is ideal for relaxation and entertaining.

This exceptional home suits couples and families looking for modern living in a picturesque setting.

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 panelling.

### 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

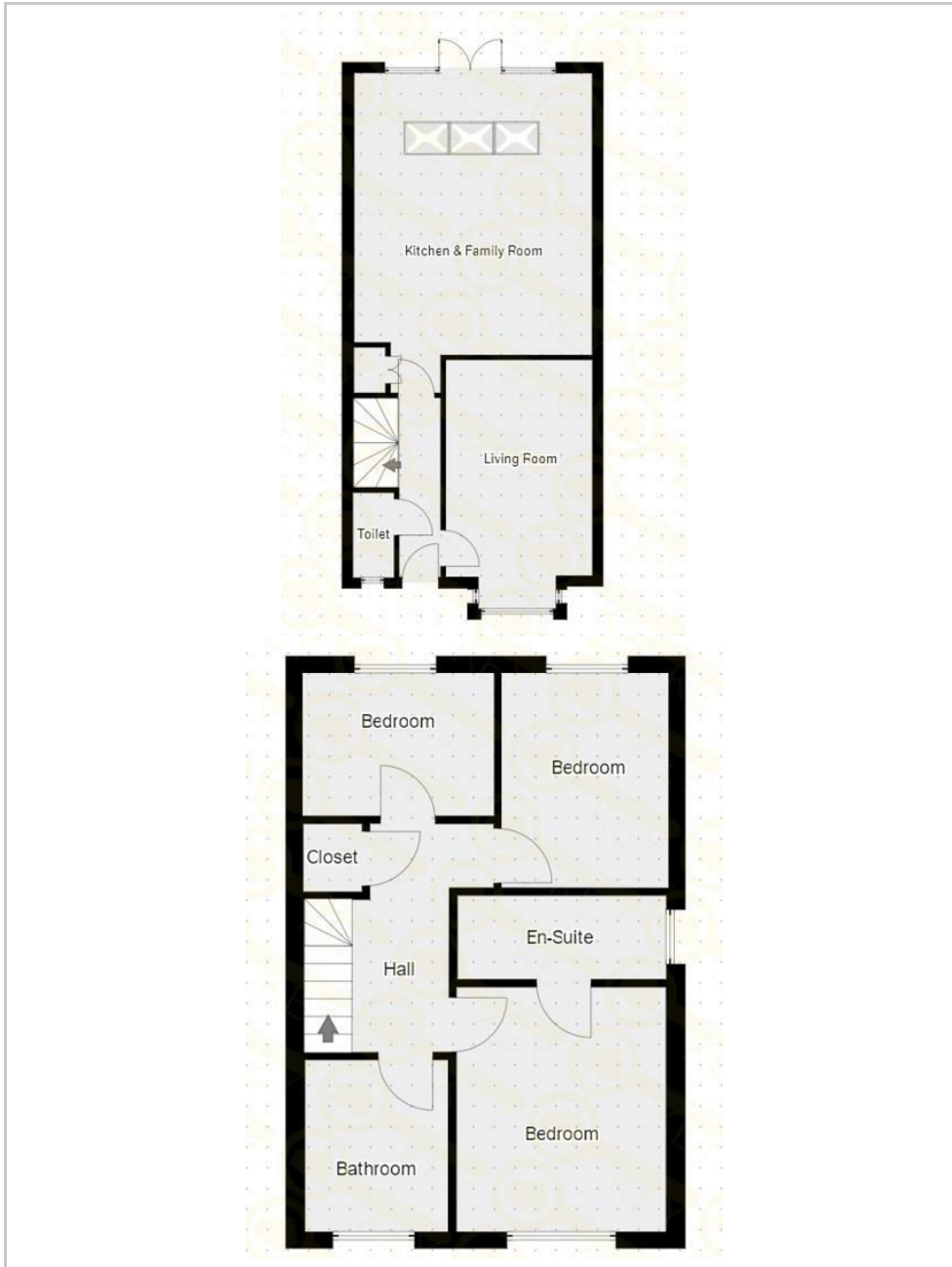
£1100-£1200 PCM

### Agents Notes

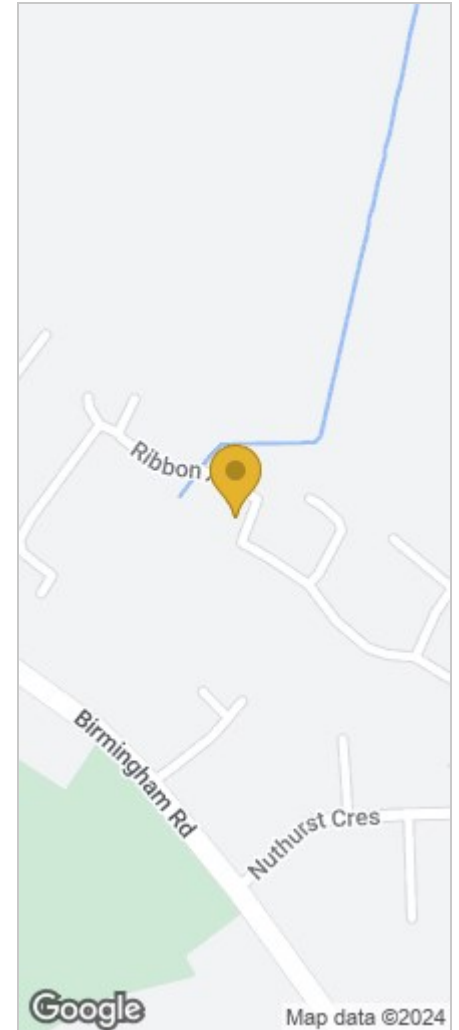
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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

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.

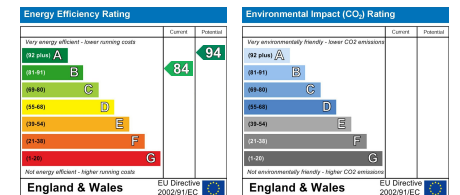
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**

**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**sales@keyestateagents.com**



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

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.



024 7635 7645