

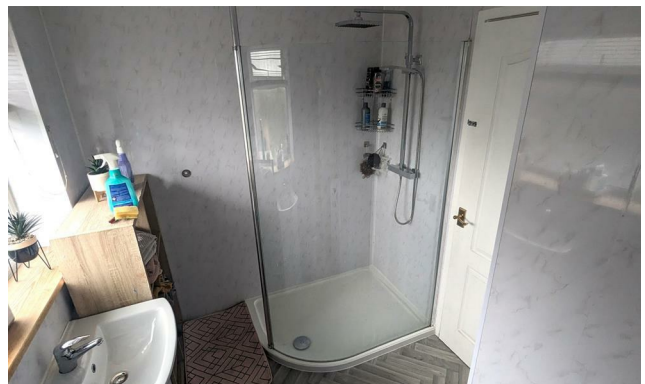


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For Sale

Tel: 024 7635 7645



£245,000

99 Berwyn Way, Stockingford, Nuneaton CV10 8QW



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

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A lovely opportunity to own a good sized three bed semi detached house at the end of a quiet cul-de-sac on Berwyn Way, Nuneaton. The property features a sizeable living/dining area, a well appointed kitchen, three bedrooms, one of which is a single and a family bathroom. Outside benefits from a spacious rear garden with bar area and room for a hot tub, ideal for entertaining in the warm summer months! The garden also features a summer house, and lawned area.

With a garage and driveway, parking will never be an issue, offering both convenience and security for your vehicles. Whether you're looking to settle down or start a new chapter, this property has the potential to be the perfect place to call home. Don't miss out on the opportunity to make this house your own in the heart of Nuneaton.

EPC: C

Council Tax Band: B

Tenure: Freehold

Entrance

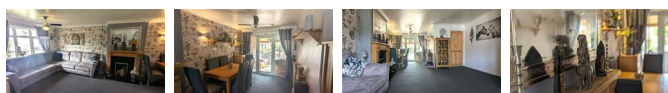


Entrance via UPVC glazed door, leading to entrance hall.

Hallway 6'5" x 5'10" (1.976 x 1.794)

Spacious hallway with stairs leading to first floor and door leading to living accommodation. Room for a coat and shoe storage rack.

Living & Dining Area 24'1" x 16'8" max (7.345 x 5.097 max)



Spacious living and dining area with large glazed door and windows overlooking the rear garden. Door leading to kitchen and bay window overlooking the front aspect.

Kitchen 9'4" x 8'3" (2.857 x 2.524)



Well appointed kitchen with gas hob and electric oven. Large window overlooks the garden and door to the side alley.

Master Bedroom 8'9" x 11'8" (2.686 x 3.567)



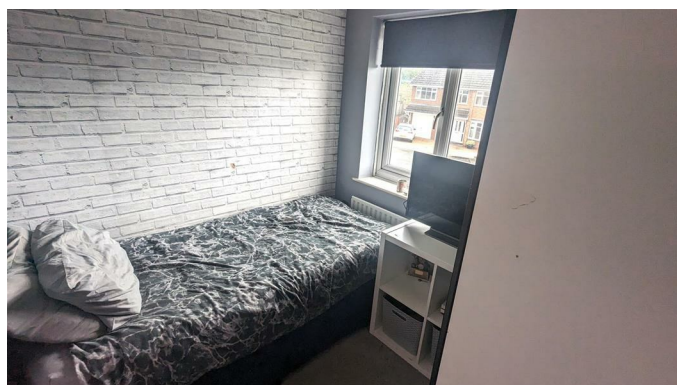
Good sized double bedroom with views overlooking the garden, space for a dresser and a wardrobe.

Bedroom Two 8'9" x 14'1" (2.686 x 4.317)



Good sized double room with large double glazed window looking out to the front aspect. Plenty of space for a wardrobe, drawers and dressers.

Bedroom Three 7'2" x 7'6" (2.209 x 2.291)



Single bedroom with window overlooking the front bedroom. Would make an ideal office space for working from home.

Family Bathroom 8'0" x 6'8" (2.457 x 2.035)



Recently refitted bathroom with walk in shower, WC and basin. Window faces the rear of the property letting in lots of natural light.

Garden



Multi-faceted garden with areas dedicated to entertaining, play and family-time. There is a summer house in the lawned area which could be utilised as an office. To the side there is access to the front driveway via double gate and access to the garage. The patio is a covered area which has space to house a hot tub, ideal for use in the British weather!

Garage & Driveway

Single detached garage with plenty of space for storage and a driveway with room for one vehicle.

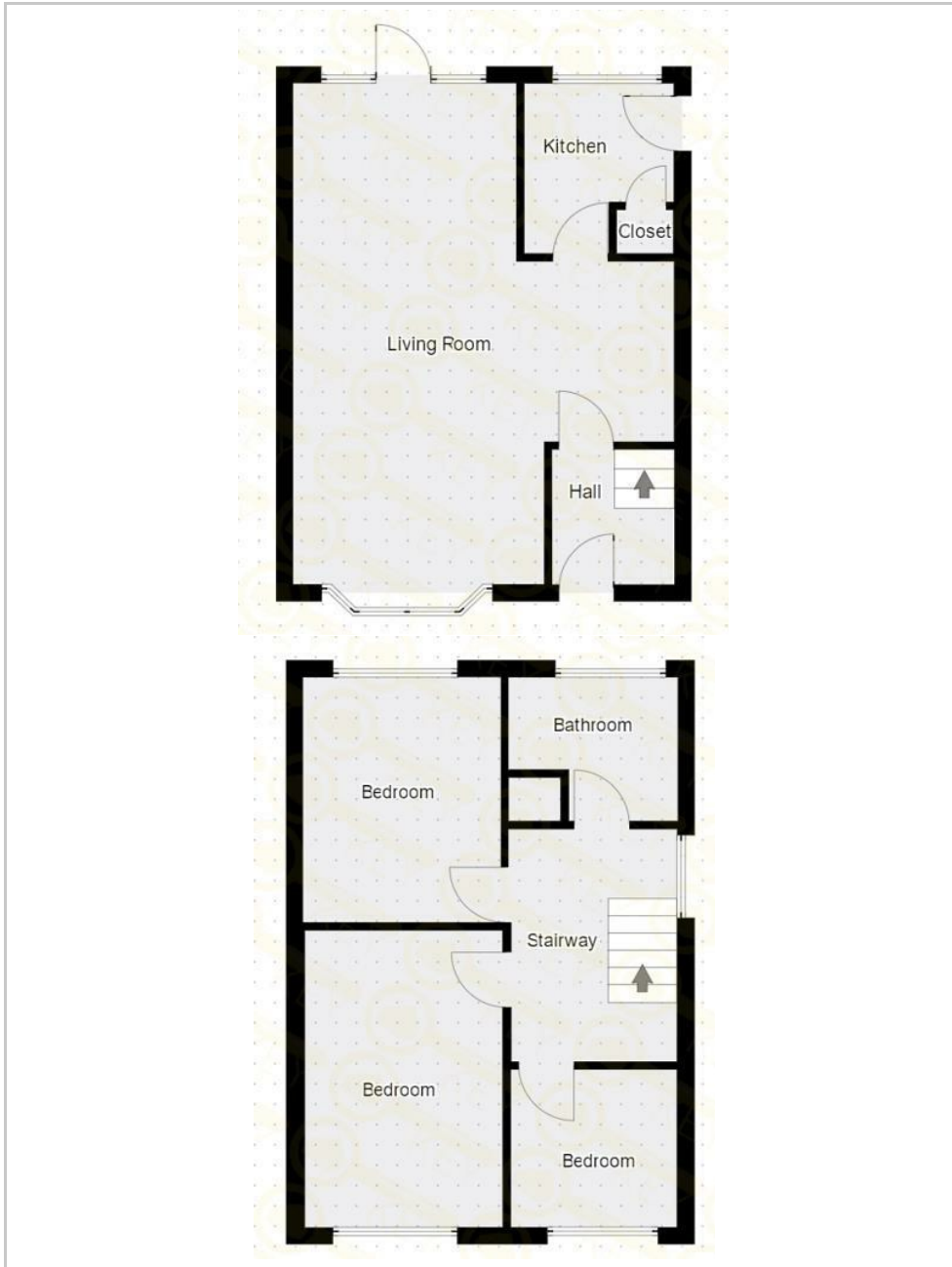
Rental Yield

£900-£1000 PCM

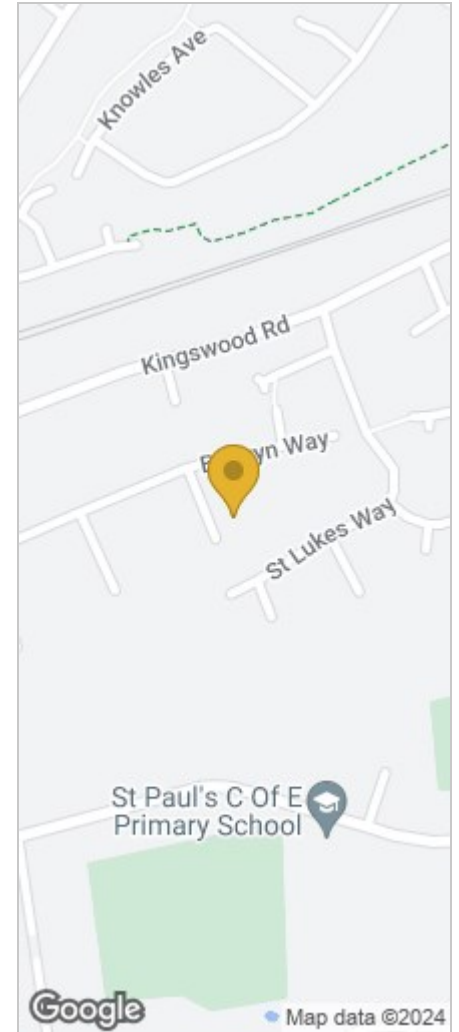
Agent's Notes

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.

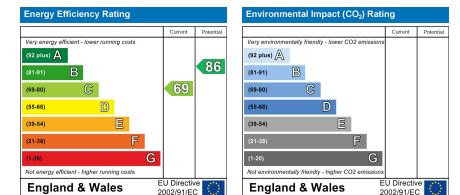
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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