



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£170,000**

104 Bucks Hill, Chapel End, Nuneaton CV10 9LQ



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KEY ESTATE AGENTS

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Perfect for first time buyers or small families! This beautifully presented 2 bed terrace is roomy, light and airy making it perfect for people looking for a home that is ready to move straight into. It is in a prime location with good transport links, local shops just around the corner and schools a short walk away. The downstairs comprises of a living room with a bay window letting in an ample amount of light, a second reception room with view out onto the lovely garden, a modern, fresh kitchen with glossy white units and silver speckled worktops and to the rear a real sun trap in the conservatory that looks out onto the lawn and patio areas of the garden. Upstairs consists of a large master bedroom at the front of the property, with access up to the loft via the built in wardrobe unit, a generous second bedroom and a good sized family bathroom.

Council Tax Band: A

EPC: D

Tenure: Freehold

### Entrance



Large driveway at front of property for 2 cars. Shared steps up to front. Front door opens into lounge area.

### Living Room 12'5" x 10'11" (3.806 x 3.348)



Lovely living area, with plenty of light streaming in from the bay window.

### Reception Room 2 14'2" x 10'10" (max) (4.343 x 3.320 (max))



A spacious second reception room that could be used as a lounge or a dining area.

### Kitchen 12'9" x 6'6" (3.902 x 1.995)



Modern kitchen, white units, white silver speckled worktops, built in oven and electric hob.

### Consevatory 6'1" x 11'2" (1.870 x 3.410)



Large conservatory looking out on to the well maintained garden.

### Master Bedroom 13'2" x 11'0" (max) (4.015 x 3.355 (max))



Large and spacious master bedroom, plenty of room for a double bed, with built in wardrobes. Wardrobe also has access staircase up into the loft.

### Second Bedroom 10'10" x 7'10" (3.319 x 2.406)



Good sized second bedroom with space for a double bed.

### Bathroom 5'11" x 8'0" (1.815 x 2.460)



Modern bathroom suite with separate bath and shower.

### Garden



A lovely large garden, with raised lawn area and a large patio down the side of the property.

### Rental Yield

£750 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

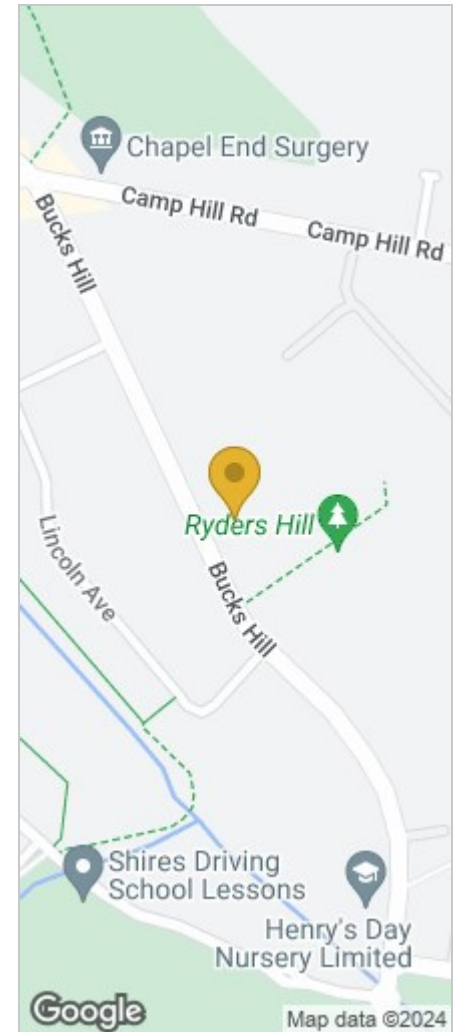
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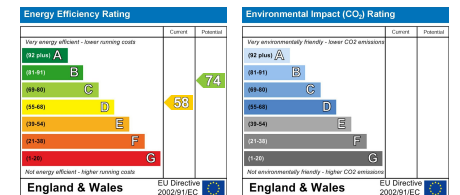
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**

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