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£150,000

37 Croft Road, Stockingford, Nuneaton CV10 7EJ



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****GREAT INVESTMENT OPPORTUNITY**** This 2 bed, spacious terrace is in a great location on Croft Road allowing easy access into town or to local transport links. It benefits from a modern long galley kitchen, a large open plan living area and downstairs WC and shower. Upstairs has 2 generously sized bedrooms with plenty of space for double beds and furniture and a spacious family bathroom to the rear of the property with bags of potential. The large garden is well maintained with paved patio areas, a lawned area and a shed for storing any garden tools. The property also benefits from a side access gate leading into the garden of the property.

Tenure: Freehold
 Council Tax Band: A
 EPC: D

Entrance



Paved and walled front garden with gate leading to front door which opens into the large living area. Side access down to back gate and back garden.

Living Room 26'11" x 12'3" (8.221 x 3.748)



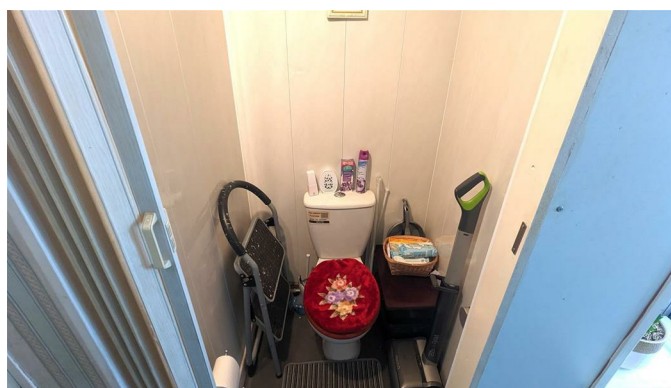
Very spacious open plan living area at front of property with 2 fireplaces and windows at the front and rear.

Kitchen 21'11" x 7'4" (6.7 x 2.244)



Modern, long galley style kitchen with built in oven, microwave, electric hob and plenty of storage space.

Downstairs W/C



Toilet facilities located off the kitchen.

Master Bedroom 11'2" x 14'2" (3.418 x 4.329)



Generously sized master bedroom with good sized storage cupboard over the stairs. Lots of space for furniture and a double bed. Window to the front aspect of the property.

Second Bedroom 12'2" x 11'0" (3.71 x 3.376)



Another good sized second room with space for a double bed and storage. Window looking out over the well maintained garden.

Family Bathroom 11'7" x 7'5" (3.533 x 2.265)



A really good sized family bathroom with shower over bath, white sink and toilet and storage cupboard. Bags of potential to turn this into a show stopper of a bathroom.

Garden



Well maintained large garden with patio area, lawned area and shed.

Agents Notes

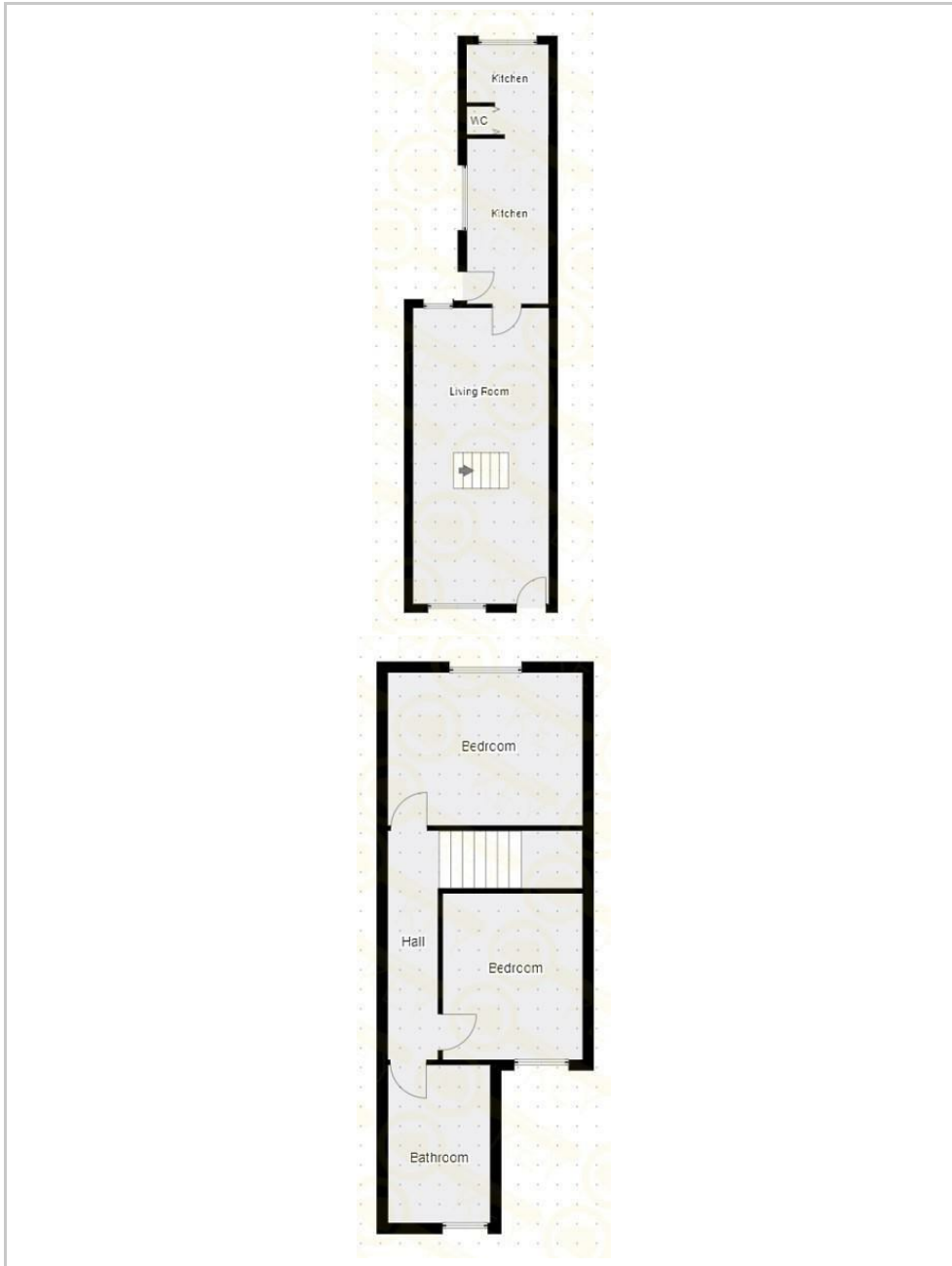
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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

Rental Yield

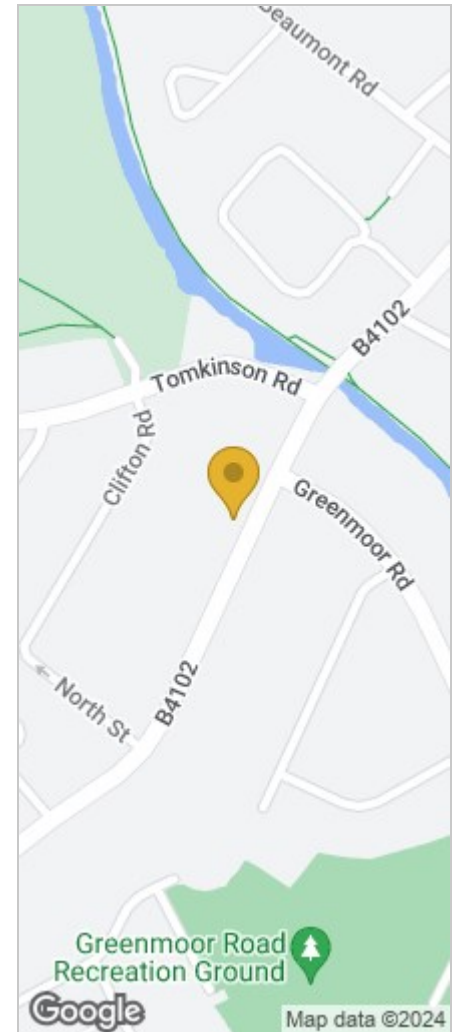
Current: £600

Potential: £725

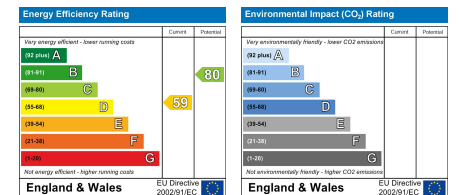
Floor Plan



Area Map



Energy Efficiency Graph



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