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£140,000

31 Arbury Road, Stockingford, Nuneaton CV10 7NJ



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*****ATTENTION INVESTORS***** a fantastic opportunity to put your own stamp on a property in a great location close to local transport links. This 3 bed terrace comes with bags of space inside and lots of potential. Downstairs briefly comprises of an entrance porch, 2 reception rooms, a kitchen and a storage area to the rear of the property that could be turned into a utility area or a downstairs bathroom. The first floor comprises of 2 generously sized double rooms, a third single room that could be turned into an at home office or a nursery and a family bathroom. The garden is slabbed throughout and currently has an outbuilding in place.

Please Note: The electrics in this property are not currently connected and it cannot be confirmed if the boiler already in situ is functional.

Tenure: Freehold
Council tax Band: A
EPC: D

Entrance



Porch at front leads into living room.

Reception One 11'7" x 13'7" (3.536 x 4.141)



Good sized living room with potential. Window to front aspect of property.

Reception Two 12'4" x 13'7" (3.780 x 4.151)



Large dining room with spacious understair cupboard and window looking out onto the garden area.

Kitchen 13'4" x 8'2" (4.069 x 2.496)



Good sized kitchen with cabinets along both walls, double sink and rear access to the garden.

Storage room 6'5" x 8'2" (1.975 x 2.494)

Storage space to the rear of the kitchen. Could be turned into a downstairs bathroom or utility room.

Master Bedroom 11'6" x 13'7" (3.521 x 4.154)



Spacious master bedroom at the front of the house. With plenty of space for a double bed additional furniture.

Second Bedroom 12'5" x 10'5" (3.787 x 3.182)



Great sized second bedroom. Traditional fireplace as a feature and window looking out onto garden.

Third Bedroom 7'2" x 5'1" (2.2 x 1.55)



Third Bedroom with potential to be a single room, nursery or an at home office

Bathroom 8'2" x 6'4" (2.491 x 1.934)



Generously sized bathroom, with basin, toilet and bath with shower over. Window letting in lot of light.

Garden



Lots of potential here. Needs work but could easily be a great entertaining space.

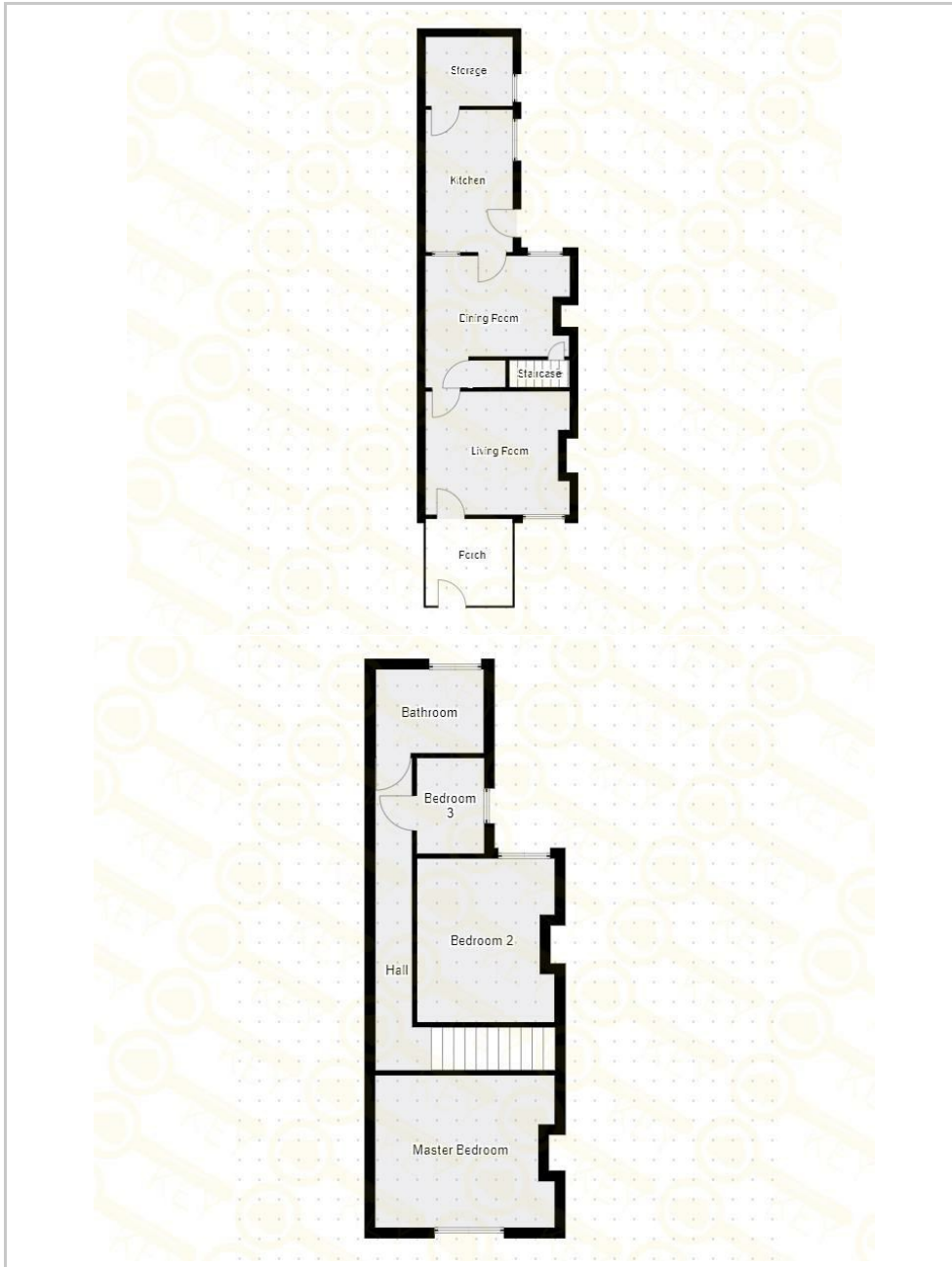
Rental Yeild

Potential: £750

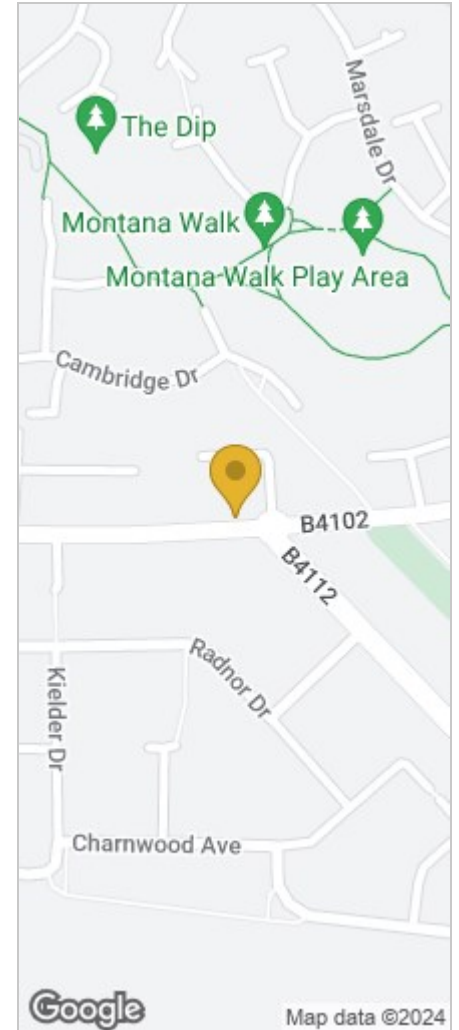
Agents Notes

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.

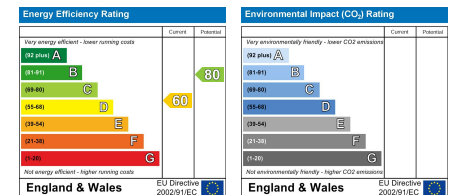
Floor Plan



Area Map



Energy Efficiency Graph



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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.



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