



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£190,000**

249 Marston Lane, Attleborough, Nuneaton CV11 4RF



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KEY ESTATE AGENTS

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**\*\*Attention First Time Buyers\*\*** Fantastic property beautifully decorated with little to no work required. 1960s mid-terraced property with ample parking for two vehicles. Two good sized double bedrooms both with plenty of built in storage space. Good sized reception room with bay window allowing plenty of natural light. Option of open plan living/dining in the main reception room. Family bathroom including bath with shower over. Large garden and patio space perfect for entertaining friends and family with two outbuildings and garden shed for extra storage. Property also benefits from direct access to side alley.

Council Tax Band: A

Tenure: Freehold

EPC grade: D

### Entrance



### Living Room 25'10" x 12'0" max (7.88 x 3.67 max )



Good sized living room space with Bay Window to the front of the property with opportunity for open plan living/dining room.

### Kitchen 10'8" x 8'11" max (3.27 x 2.72 max)



Nice kitchen space with plenty of natural light from window and back door access to garden area.

### Bathroom 6'5" x 6'5" max (1.98 x 1.98 max)



Family Sized bathroom with W/C, Basin and Bath and Shower above.

### Bedroom 2 11'6" x 8'11" max (3.53 x 2.73 max )



Good sized Double room with Storage cupboards built in, windows offering nice view over the garden and patio area.

### Master Bedroom 18'5" x 10'5" max (5.63 x 3.19 max)



Large Double Bedroom with built in Wardrobe space. Plenty of space to add in additional storage if needed.

### Garden



Lovely rear garden with patio area, perfect for those Summer BBQs whilst hosting your friends and family.

### Driveway and Parking

Double driveway located to the front of the property off the road to cater for Two vehicles.

### Rental Yield

£795-£825 PCM

### Agent Notes

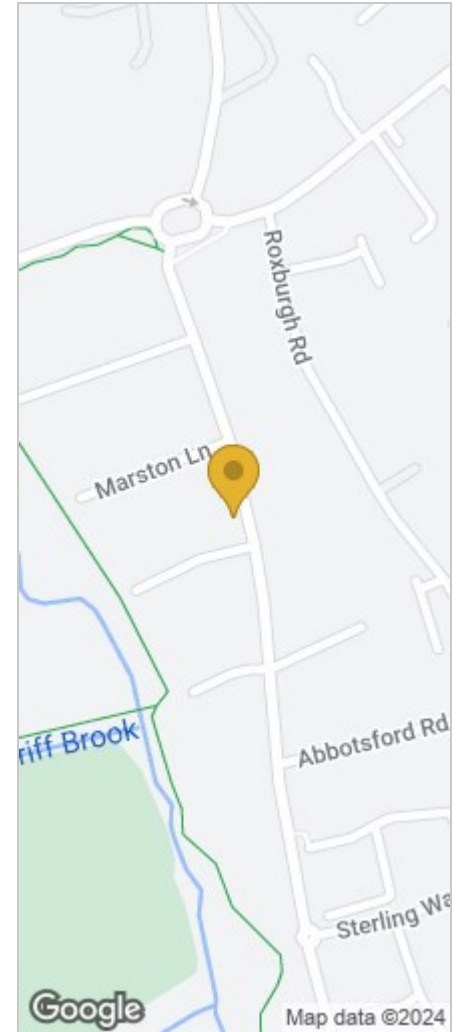
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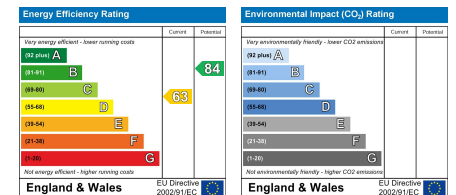
## Floor Plan



## Area Map



## Energy Efficiency Graph



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