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# For Sale

Tel: 024 7635 7645



**£185,000**

6 Countess Road, Abbey Green, Nuneaton CV11 5HN



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KEY ESTATE AGENTS

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Introducing this delightful Middle Terraced Property on Countess Road, Nuneaton. Perfect for first-time buyers looking for a comfortable and convenient home.

Boasting a charming living room wood burner, 3 bedrooms (2 double and 1 single), 1 bathroom, and an additional separate W/C, this property has everything you need for modern living. The open plan living/dining room adds a spacious feel, while the rear garden area offers a potential outdoor space to relax and entertain.

Located just a stone's throw away from the Town Centre, with easy access to local shopping areas, doctors, dental practices, and main road commutes, this property is ideally situated for convenience. Plus, with on-road parking available, parking is always hassle-free.

In fair condition and ready to be transformed into a dream home, this property presents a fantastic opportunity for buyers looking to make their mark on a property. Don't miss out - come and view this property today and envision the potential it holds for you!

Council Tax Band: B

EPC: D

Tenure: Freehold

### Entrance



Enter the property through a sliding front door to a small porch with door leading to the Living room/ Dining area and stairs to the first floor.

### Living room/ Dining Room 30'2" x 12'3" max (9.22 x 3.74 max)



Large open plan living and dining room area with a bay window to the front of the property and a window looking out to the rear of the property.

### Kitchen 11'0" x 8'4" max (3.37 x 2.56 max)



Modern kitchen area with built in cupboard and drawer space. Space for usual appliances, Fridge/ freezer, washing machine, dishwasher and cooker. Access to the living room/ dining area, main bathroom and the rear garden area.

### Bathroom 8'5" x 7'3" max (2.59 x 2.23 max)



Good sized main bathroom with W/C, Basin and bathtub with standing shower above. Two frosted glass windows offering ample natural light into the room.

### Storage 9'8" x 8'8" max (2.97 x 2.66 max)

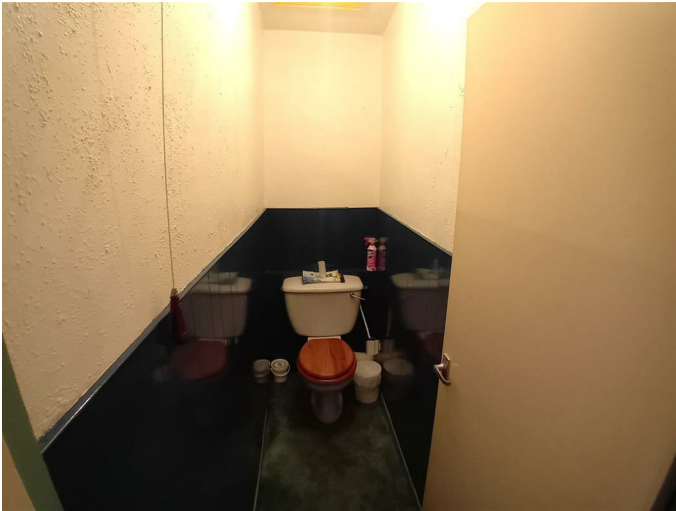
Good sized storage space via external access from garden area with window views to the garden area.

**Master Bedroom 12'2" x 9'7" max (3.72 x 2.94 max)**



Large double bedroom with plenty of built in storage but still extra room for chest of drawers with window offering views to the front of the property.

**Bathroom Upstairs 7'1" x 2'7" max (2.17 x 0.79 max)**



W/C Bathroom on the first floor adjacent to the master bedroom.

**Bedroom 2 7'1" x 12'4" max (2.17 x 3.76 max)**



Good sized double room with space for wardrobes and chest of drawers, window offer plenty of light with views over the rear garden area.

**Bedroom 3 10'7" x 8'0" max (3.23 x 2.44 max)**



Single bedroom or a small double bedroom with space for extra storage or potentially an office space. Window overlooking the rear garden area.

**Garden**



Rear garden area begins with a slabbed walkway leading to a wooden decking area and then out onto the garden area.

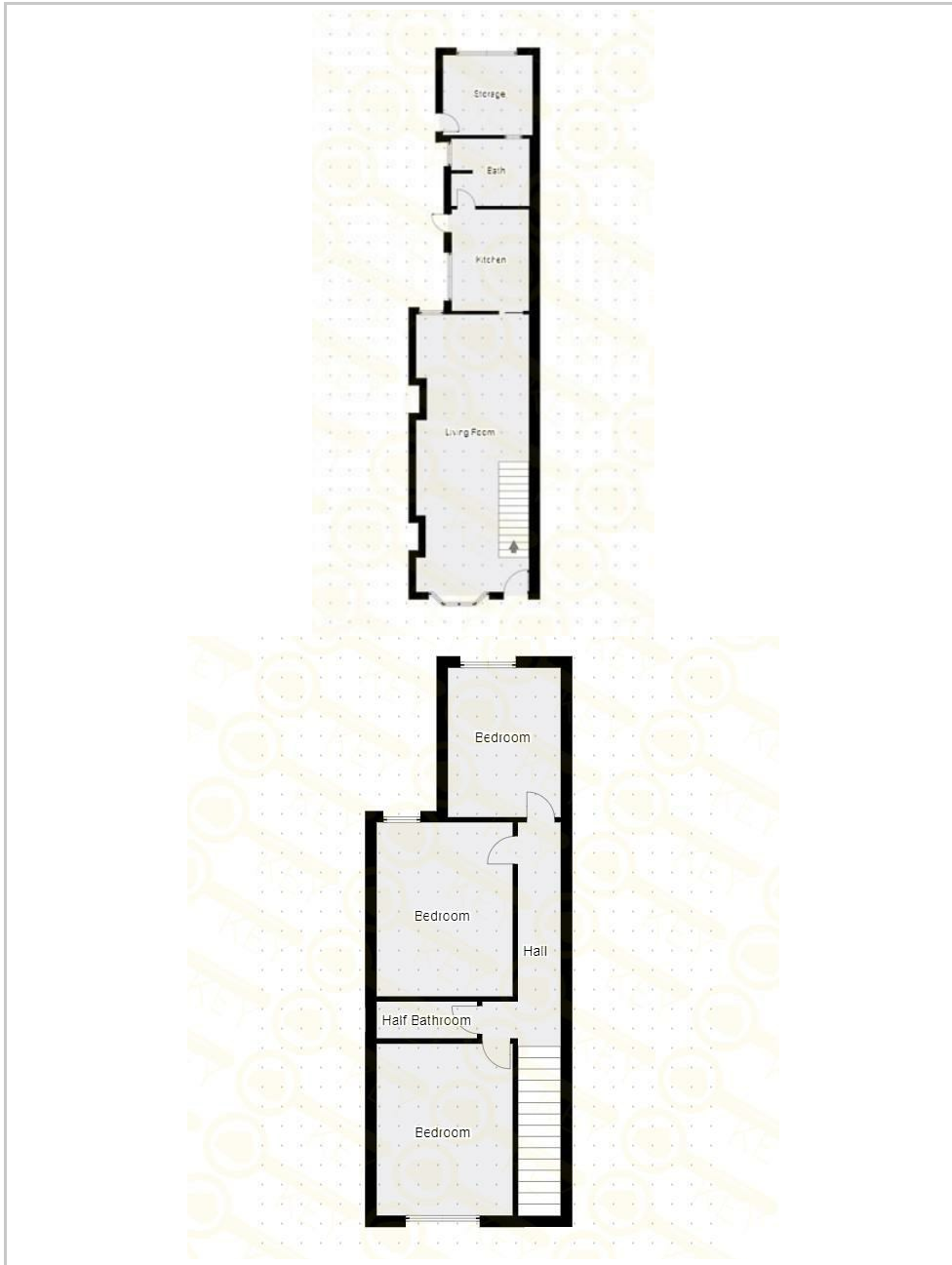
**Agent Notes**

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.

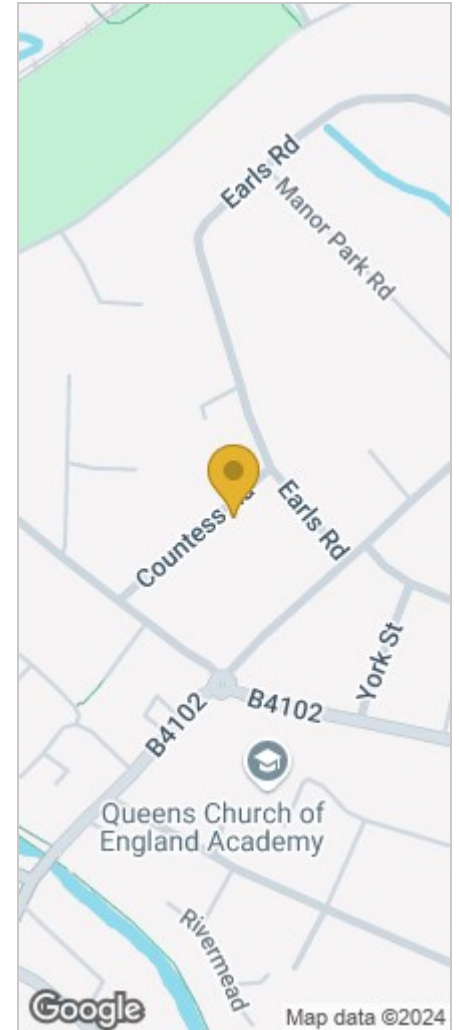
**Rental Yield**

£850 pcm

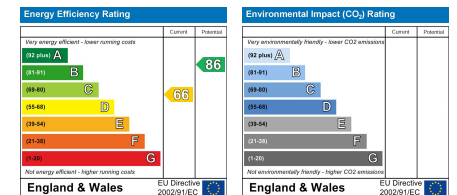
## Floor Plan



## Area Map



## Energy Efficiency Graph



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KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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**KEY Estate Agents**

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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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