



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£245,000**

3 Malvern Avenue, Stockingford, Nuneaton CV10 8NJ



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KEY ESTATE AGENTS

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LOVELY FAMILY HOME! Introducing this spacious 3-bedroom semi-detached home in the quiet location of Malvern Avenue. The property features a modern kitchen, inviting dining area, and sunlit conservatory and provides ample room for family gatherings and entertaining guests. Upstairs, three generously sized bedrooms and a large family bathroom offer comfort and convenience. The garden is a good size and offers both plenty of patio space for patio furniture and summer BBQs whilst the lawn offer a great space for children to play!

Enjoy the convenience of off-street parking with a driveway that can accommodate two cars, plus a garage for added storage.

Located within walking distance of Seewood Pool and Arbury Hall, this home offers a peaceful and idyllic setting. Enjoy easy access to local amenities, schools, and transportation options, making it a great home for families seeking a comfortable and convenient lifestyle.

Council Tax Band: C  
EPC : C  
Tenure: Freehold

### Entrance



Driveway and front garden lead up to entrance where you are greeted by a good sized hallway

### Living/ Dining Room 26'6" x 13'10" max (8.10 x 4.23 max)



A really generously sized living and dining area with plenty of room for a large sofa, TV, big dining table and chairs with space to spare!

### Kitchen 14'3" x 7'8" max (4.35 x 2.36 max)



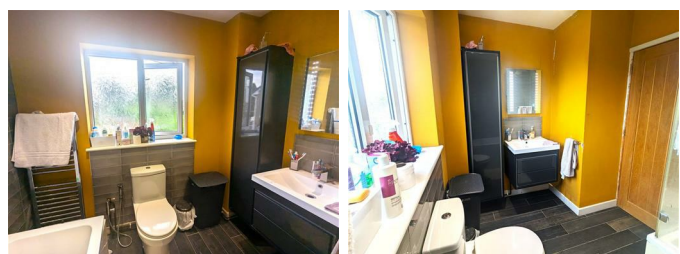
Lovely, stylish kitchen with spotlights making the archways a great feature. Recently refitted with modern cabinets and worktops and patio door out to the garden letting in floods of daylight

### Conservatory 11'11" x 8'0" max (3.64 x 2.46 max)



Looking out onto the large garden, a great, sunny spot to enjoy a cup of tea and a chill out

### Bathroom 7'10" x 6'11" max (2.41 x 2.13 max)



Generous family bathroom with a modern, bright twist

### Master Bedroom 14'6" x 8'1" max (4.43 x 2.47 max)



Large master room with built in storage and plenty of room for a king sized bed and a cot if required!

### Bedroom 2 11'11" x 6'10" max (3.65 x 2.09 max)



Another generously sized second bedroom with built in storage and space for a double bed and extra furniture.

### Bedroom 3 10'9" x 6'11" max (3.30 x 2.13 max)



Good sized and cosy, single room that could double as an office space or childrens bedroom

### Rear Garden



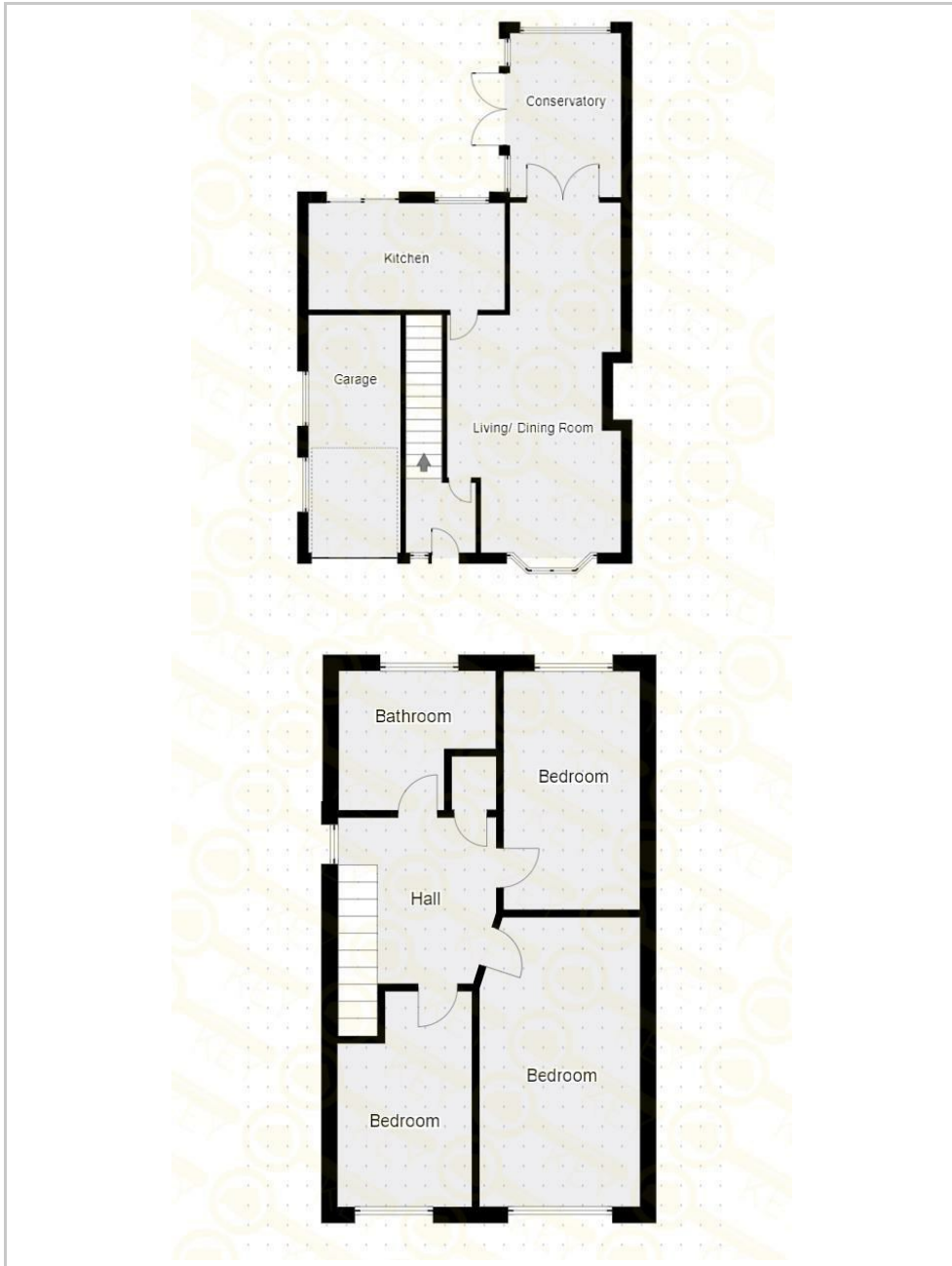
Ideal for families with children. The garden has a great balance between lawn space and a patio area for entertaining guests.

### Agent Notes

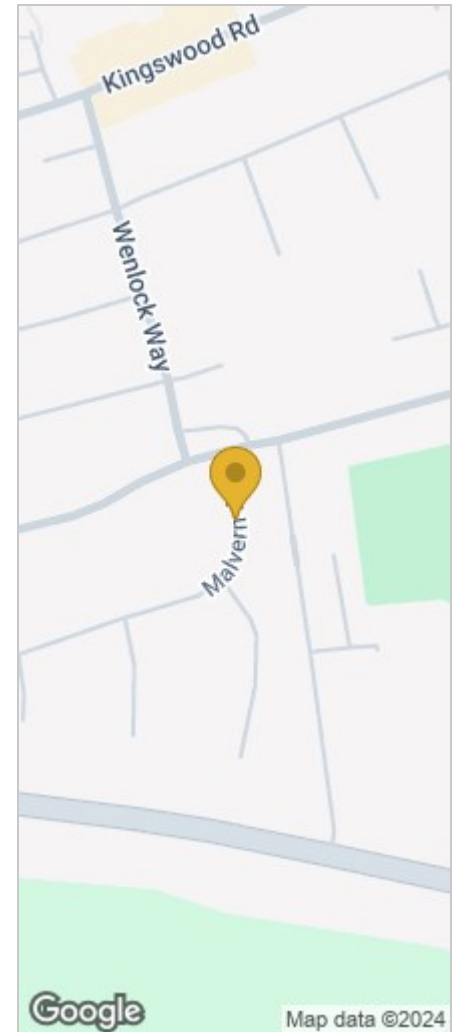
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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

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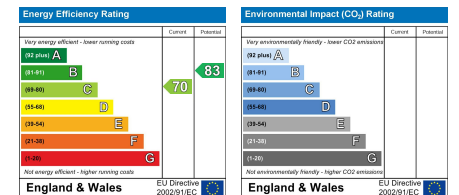
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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