



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£150,000

62 Lister Street, Attleborough, Nuneaton CV11 4NU



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KEY ESTATE AGENTS

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Introducing a charming property on Lister Street in Nuneaton - a perfect opportunity for first time buyers or investors! This mid terraced home boasts an open plan kitchen and dining area, perfect for hosting family and friends. The property also features a private rear garden, ideal for those summer barbecues or quiet evenings outdoors.

With 2 double bedrooms, there is plenty of space for a growing family or to set up a home office. The property also includes a good sized bathroom for your convenience.

Located on a quiet street, this property offers the perfect balance of peace and convenience. Supermarkets, the town centre, and local restaurants and bars are just a short walk away, ensuring all your daily necessities are within reach.

On street parking is available for your vehicles. The property is in good condition, ready for you to move in and make it your own.

Don't miss out on the opportunity to view this fantastic property on Lister Street - schedule a viewing today and start envisioning your new home!

Council Tax Band: A
EPC: D
Tenure: Freehold

Entrance



Middle terraced property with on street parking.

Living Room 11'11" x 11'0" max (3.65 x 3.36 max)



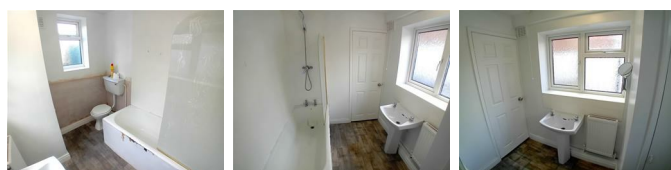
Spacious Living room with chimney breast and fire place. Access leading to the staircase and the kitchen/ dining areas.

Kitchen/ Diner 15'11" x 11'10" max (4.86 x 3.61 max)



Large open plan kitchen and dining area with French doors leading the rear garden area from the dining area.

Bathroom 8'1" x 6'11" max (2.48 x 2.12 max)



Bathroom is located on the ground floor at the back of the property. It has a bath tub with shower above and basin.

Bedroom One 11'11" x 11'0" max (3.65 x 3.37 max)



Double bedroom with views to the front of the property onto Lister Street with tall cupboard space.

Bedroom Two 12'0" x 10'5" max (3.66 x 3.18 max)



Double bedroom with views to the rear garden area.

Garden & Outside



Garden area located to the rear of the property with patio area.

Parking

On street parking to the front of the property.

Rental Yield

£750-£795 PCM

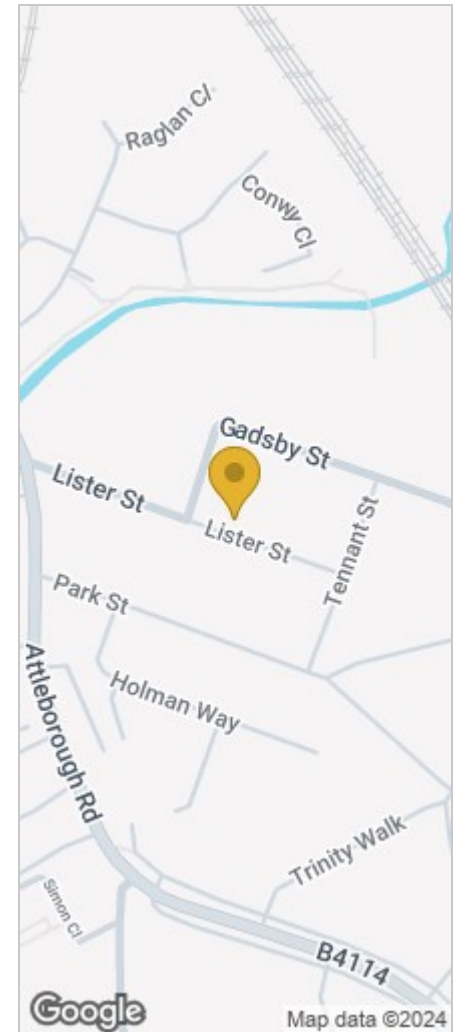
Agents Notes

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.

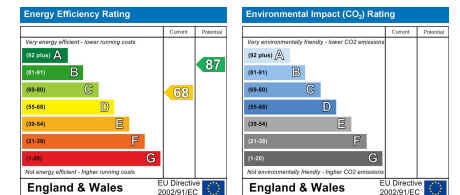
Floor Plan



Area Map



Energy Efficiency Graph



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.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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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