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# For Sale

**Tel: 024 7635 7645**



**£190,000**

**148 Bucks Hill, Chapel End, Nuneaton CV10 9LH**



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**KEY ESTATE AGENTS**

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Welcome to this charming, cosy 3 bedroom end-terraced property in Bucks Hill, Nuneaton. The downstairs of this property is surprisingly spacious with a beautiful bay window in the living room letting in ample light, a handy hallway, an open plan kitchen diner to the rear with modern kitchen units, built in appliances and wooden worktops and even a quirky light tunnel allowing extra day light to flood in whilst you have your morning coffee. A good sized bathroom is also located downstairs, just beyond the convenient utility area, and boasts both a bath and shower, toilet and basin with space to spare! The garden is a good size and split into to levels, creating a fantastic patio area for setting up your outside table and chairs and a lawned area perfect for keen gardeners or children to play!

Upstairs you will find a large, light master to the front of the property. Another double room to the rear of the property and a further single room, making this a perfect starter family home or the right fit for first time buyers.

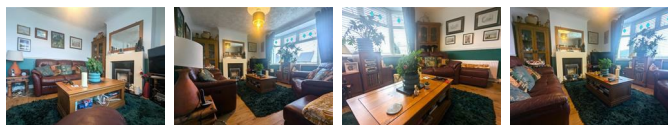
EPC: D  
Council Tax Band: A  
Tenure: Freehold

### Entrance



Double driveway to the front of the property, a lawned garden and a handy ramp up to the side aspect lead you to the front door, with a convenient hallway space beyond.

### Living Room 14'0" x 10'7" max (4.28 x 3.24 max)



Good sized living room with bright bay window, gas fire place, wood effect flooring.

### Kitchen/ Dining Area 24'4" x 14'0" max (7.42 x 4.27 max )



Spacious open plan kitchen and dining area. Newly installed kitchen with wooden worktops. Roomy dining area, perfect for entertaining and built in appliances.

### Bathroom 9'2" x 5'10" max (2.81 x 1.79 max)

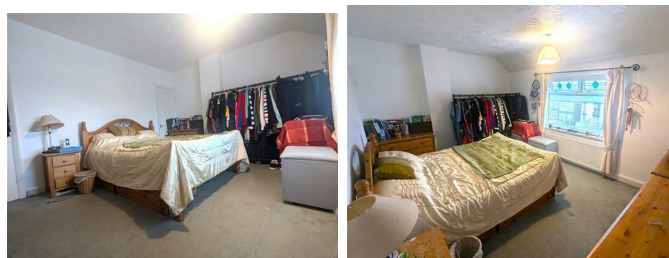


Generous bathroom, with separate shower and bath, basin and toilet and heated towel rail.

### Utility 5'10" x 3'0" max (1.80 x 0.92 max )

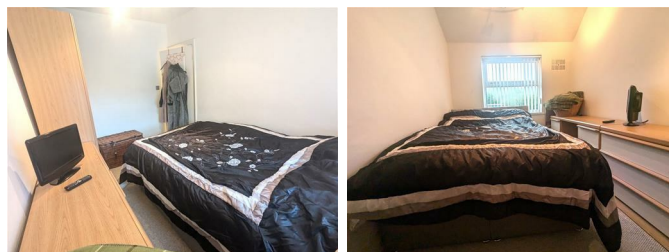
Handy utility area, currently housing washer and dryer.

### Master Bedroom 14'0" x 10'11" max (4.29 x 3.35 max )



A great sized master bedroom with a handy storage cupboard. Plenty of space for a king sized bed and room to spare for other furniture.

### Second Bedroom 10'10" x 7'7" max (3.32 x 2.33 max )



Second double room. Rear facing window looking out onto the garden.

### Third Bedroom 8'1" x 5'11" max (2.47 x 1.82 max)



Third bedroom. Handy single room that could double as an office or child's bedroom.

### Garden



Low maintenance garden with patio area, split into two levels with a lawn at the top and space for sheds.

### Rental Yield

£750 pcm

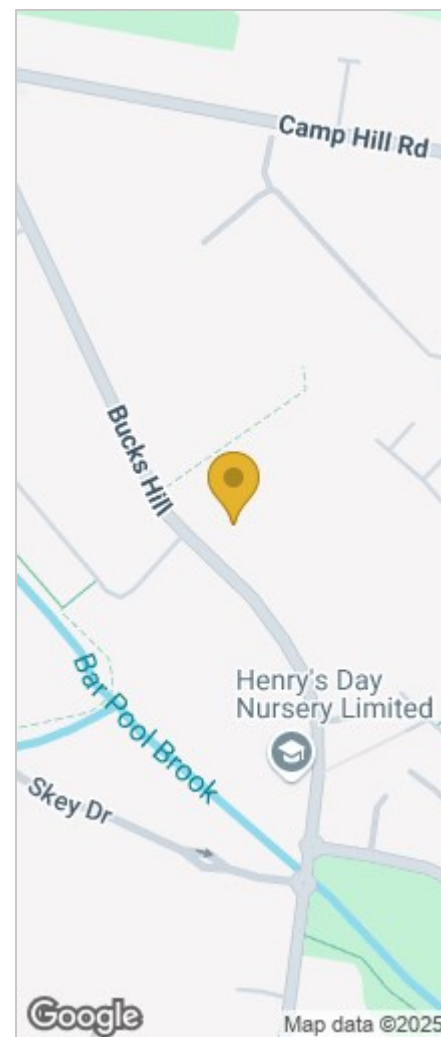
### Agents Notes

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.

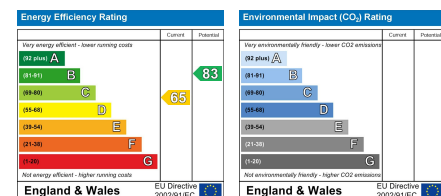
## Floor Plan



## Area Map



## Energy Efficiency Graph



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