



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£170,000

39 Lime Grove, Camp Hill, Nuneaton CV10 9BG



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

Welcome to this charming end terrace property located in Lime Grove, Nuneaton.

This lovely home boasts 2 double bedrooms, perfect for first time buyers or investors looking to expand their rental portfolio. The open plan living and dining room provides a spacious and inviting atmosphere, ideal for entertaining guests or simply relaxing after a long day.

The property also features a large garden, offering a tranquil outdoor space for gardening enthusiasts or those seeking a peaceful retreat. With off-road parking for 2 cars, you'll never have to worry about finding a space again.

Conveniently situated, this property is close to convenience stores, takeaways, and a doctors surgery. Additionally, the easy access to the town centre makes running errands a breeze. For nature lovers, there are nice walks around Stubbs Pool just a stone's throw away.

Don't miss out on this opportunity to view this property - it's in a lovely condition and ready for its new owners. Book your viewing today and start envisioning your future in this wonderful home!

Tenure: Freehold
Council Tax Band: A
EPC: D

Entrance



Large front garden and steps leading up to entry via UPVC door.

Kitchen 11'8" x 7'6" max (3.57 x 2.31 max)



Kitchen area with plenty of space for all your white goods but also potential for expansion.

Living/ Dining Room 19'3" x 9'4" max (5.87 x 2.87 max)



Spacious open plan living and dining area with patio doors out onto the well kept garden.

Bathroom 6'0" x 5'10" max (1.84 x 1.78 max)



Large Bathroom with walk in shower, basin and WC.

Master Bedroom 14'0" x 9'3" max (4.28 x 2.83 max)



Double bedroom with built in cupboard space and views to the front aspect of the property.

Bedroom 2 11'1" x 9'8" max (3.39 x 2.96 max)



Double Bedroom with ample space for wardrobe and window views to the rear garden area.

Garden



Generously sized garden with large lawn, patio area for entertaining and a gated area for parking at the rear.

Parking



Parking area converted from the top of the rear garden, ample space for two vehicles with gated access.

Rental Yield

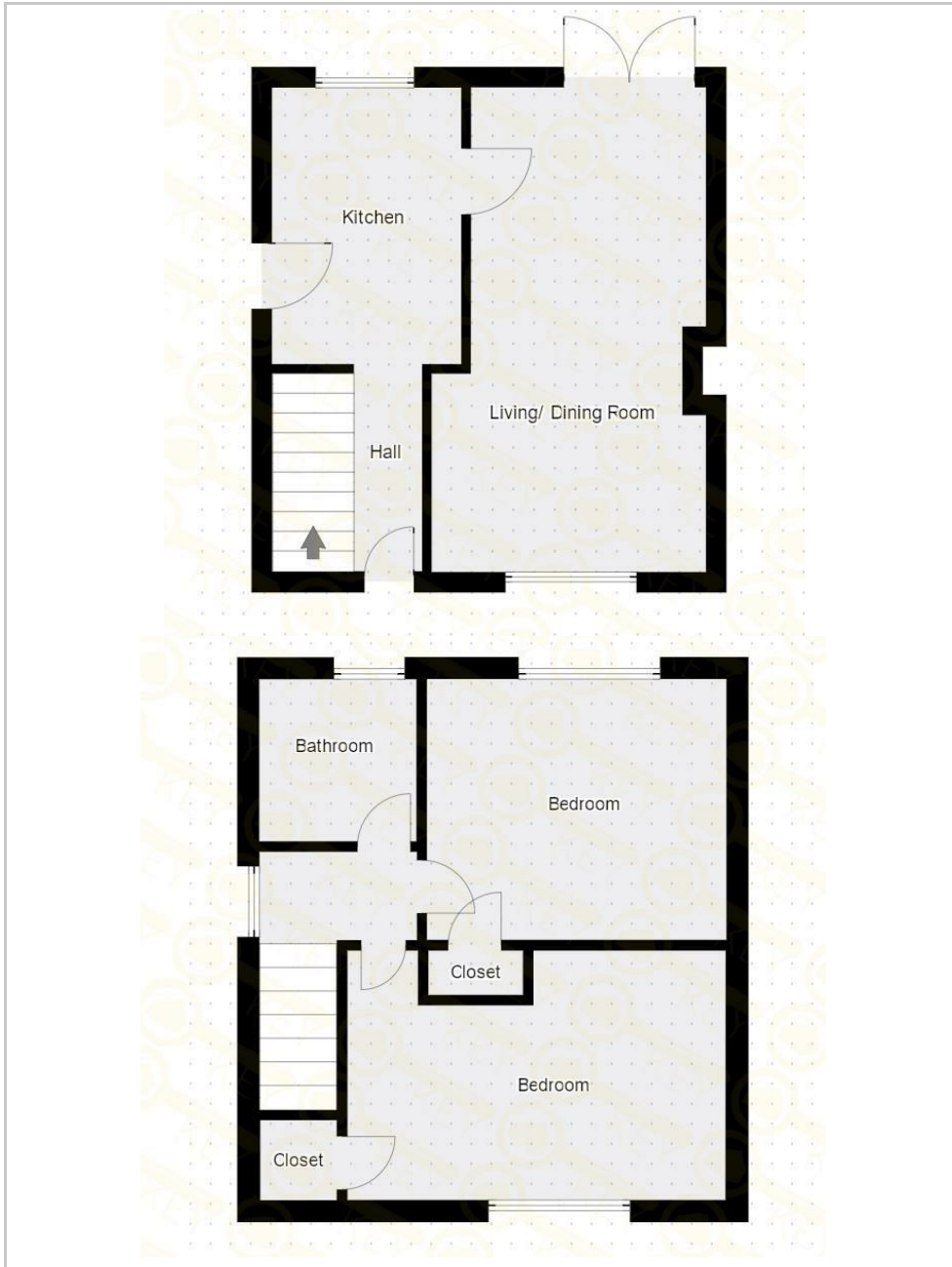
£725 - £750 PCM

Agent Notes

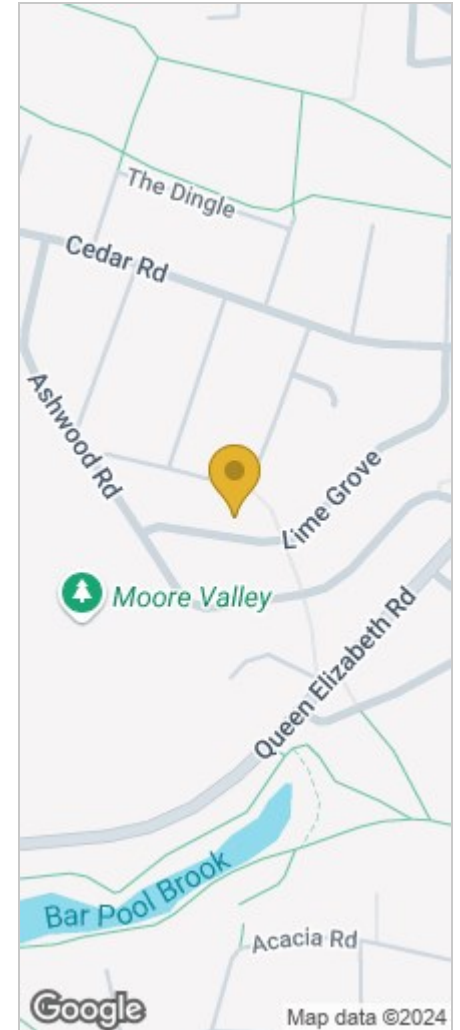
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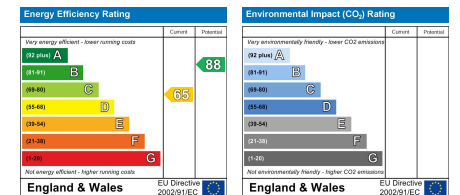
Floor Plan



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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