



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@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.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

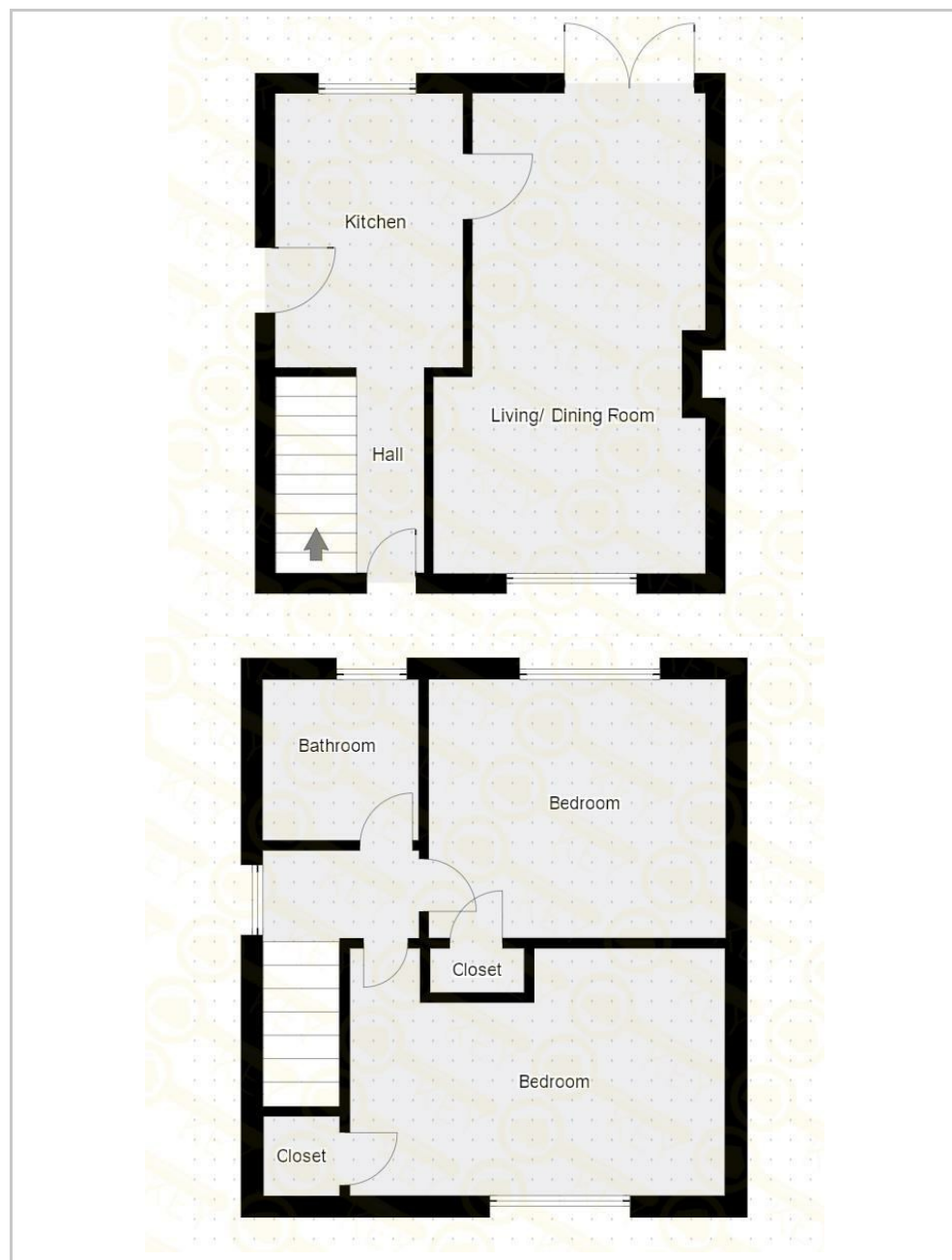
£725 - £750 PCM

Agent Notes

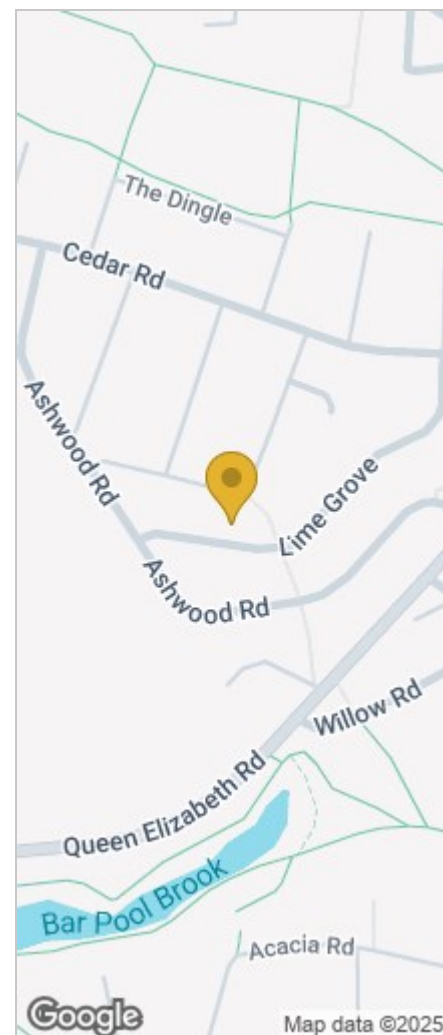
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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

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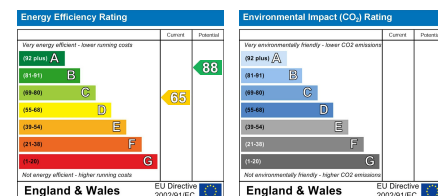
Floor Plan



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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