

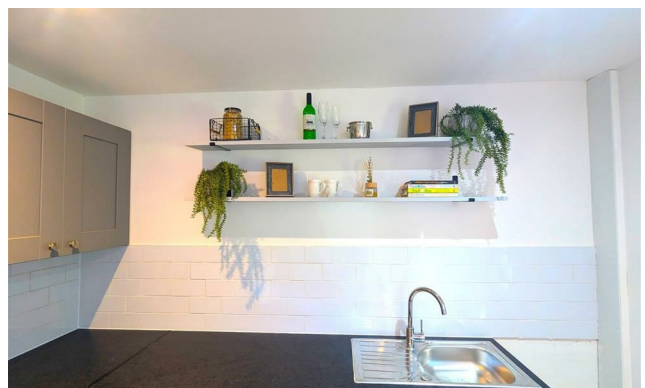


THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£235,000

32 Valley Road, Galley Common, Nuneaton CV10 9NH



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

32 Valley Road

Galley Common, Nuneaton CV10 9NH

£235,000



A newly refurbished property perfect for first time buyers or as an investment opportunity! This is a fantastic opportunity to get your hands on a newly decorated property with a brand new kitchen, newly laid carpets and flooring, plenty of parking, handy downstairs WC and utility spaces and more!

The property consists of a really good sized living room, a generous kitchen with all new cabinets, oven, hob and extractor fan. A downstairs toilet just off the kitchen, a handy space just outside of the kitchen for your washing machine and dryer and an additional utility area with a sink and units, ideal for storing muddy boots, drying washing or storing the laundry. The garden is large with a decking area for entertaining guests and a lawned area with raspberry bushes at one side even allowing you to grow your own summer fruits!

Upstairs you will find three good sized bedrooms also with newly fitted carpet making it feel super warm and soft underfoot and the family bathroom with a shower over the bath, toilet and basin, ticking all boxes. Do not miss the opportunity to own this lovely property!

Council Tax Band: A
EPC Grade: C
Tenure: Freehold

Entrance

Entrance to side of property. Hallway with doors to the living room and Kitchen/Diner and stairs to the upper floor.

Living Room

20'2" x 9'9" (6.17 x 2.99)

A really good sized living room with multiple windows letting it lots of daylight making, freshly painted and new carpets making it a perfect, light and airy blank canvas!

Kitchen/Diner

17'1" x 10'0" (5.21 x 3.05)

A generously kitchen and dining area with brand new and stylish kitchen units, new modern appliances and wood effect flooring.

Downstairs W/C

5'3" x 2'9" (1.62 x 0.86)

Toilet and basin in room off the kitchen downstairs. Coinvent for any visiting guests.

Utility One

2'7" x 3'2" (0.81 x 0.99)

Spaces for washer dryer or storage.

Utility Two

6'0" x 5'10" (1.83 x 1.79)

A handy utility with a sink and units in making a great space to store muddy boots and dry the washing on a dull day!

Master Bedroom

13'11" x 9'10" (4.26 x 3.00)

Good sized double room with double windows. Lots of space for furniture. Newly carpeted and painted.

Bedroom Two

10'2" x 7'11" max (3.12 x 2.43 max)

Good sized second bedroom with room for a double bed and furniture. View over the garden.

Bedroom Three

6'11" x 7'10" (2.13 x 2.41)

Good sized single room at rear of property. Also could double as an office space or work perfectly as a nursery.

Bathroom

3'10" x 2'9" max (1.17 x 0.84 max)

Modern bathroom with white suite. Bath and shower over.

Garden

Good sized Garden, with lawned area and decking. Raspberry bushes grow on the left hand side making a great opportunity to grow your own fruit.

Driveway and Parking

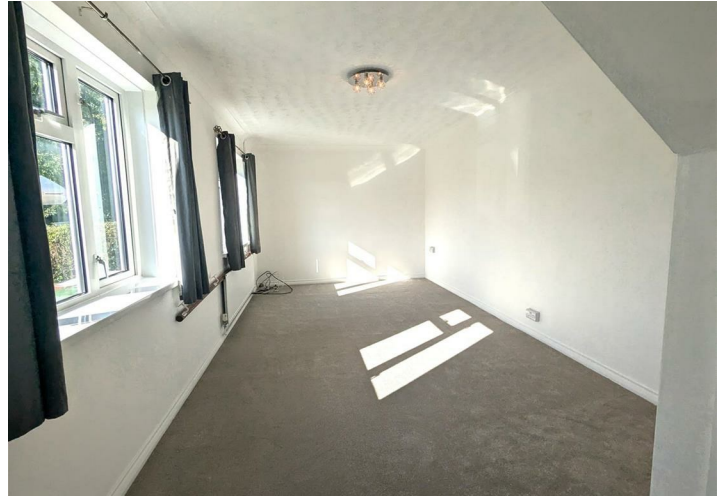
Long Driveway for 3 cars with lawned area to the left that could also be utilised for extra parking.

Rental Yield

£950 pcm

Agents' Notes

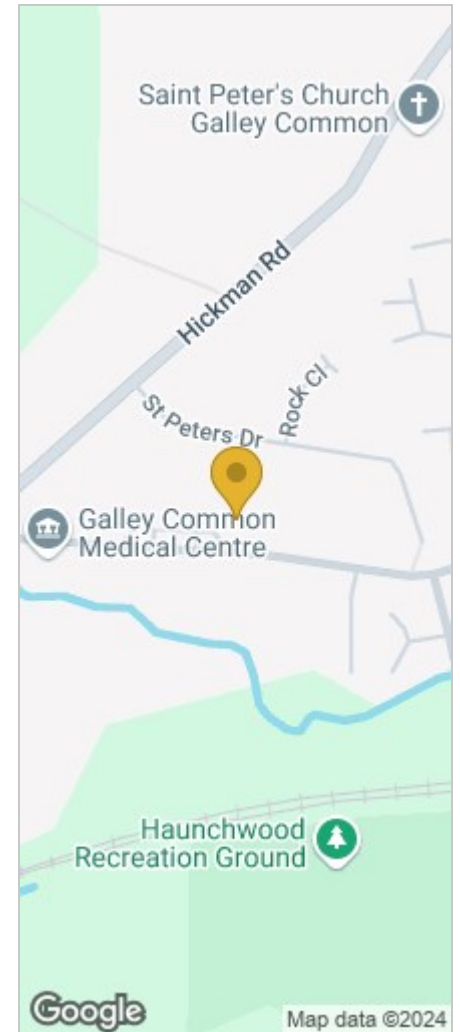
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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



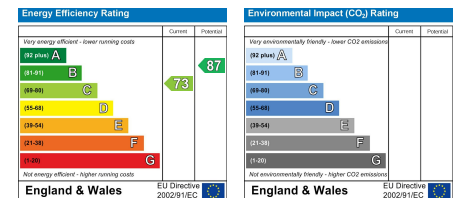
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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