



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£160,000

8a Church Road, Hartshill, Nuneaton CV10 0NB



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KEY ESTATE AGENTS

Website: www.keyestateagents.com

***** A Hidden Gem In The Heart Of Hartshill *****

Welcome to this quaint and cosy property nestled off the beaten track in the sought after village of Hartshill.

Just a short walk away from the local deli store and a stones throw from beautiful Hartshill Hayes, this is a true hidden gem of a property perfect for first time buyers looking to get on the property ladder. The property briefly comprises of a light and airy living area, a good sized, modern kitchen and a garage for extra storage space.

Upstairs there are two generous bedrooms and a family bathroom with shower over bath, basin and toilet.

A true hidden gem and a must view property!

**** Please note - Electric heating, No garden and No external parking ****

Tenure: Freehold
Council Tax Band: A
EPC: D

Entrance



Detached two bedroom house with small garage for extra storage with front door access into the living room.

Living/Dining Room 14'1" x 13'10" max (4.30 x 4.22 max)



Open plan living/dining area, access to the kitchen and staircase to the first floor and window view to front aspect of the property.

Kitchen 8'11" x 6'10" max (2.74 x 2.10 max)



Modern kitchen with built in electric oven and hob, sink unit and space for washing machine and under counter fridge/ freezer.

Bedroom One 10'6" x 8'2" max (3.22 x 2.49 max)



Double bedroom with plenty of built in storage space and window views to the front aspect of the property.

Bedroom Two 10'5" x 9'1" max (3.18 x 2.77 max)



Single bedroom with built in storage but also room for chest of drawers and view to the front of the property.

Bathroom 6'0" x 5'9" max (1.83 x 1.76 max)



The bathroom benefits from a white suite that consists of a bath with overhead shower, w/c and

wash basin and frosted window to the side aspect of the property.

Garage

There is a small garage with space for a small car. There is no parking space outside the garage.

Rental Yield

£700 PCM

Property Notes

Please be aware that this property does not have an outside space such as a rear garden. Parking arrangements are limited externally with space for a small motor vehicle within the integrated garage.

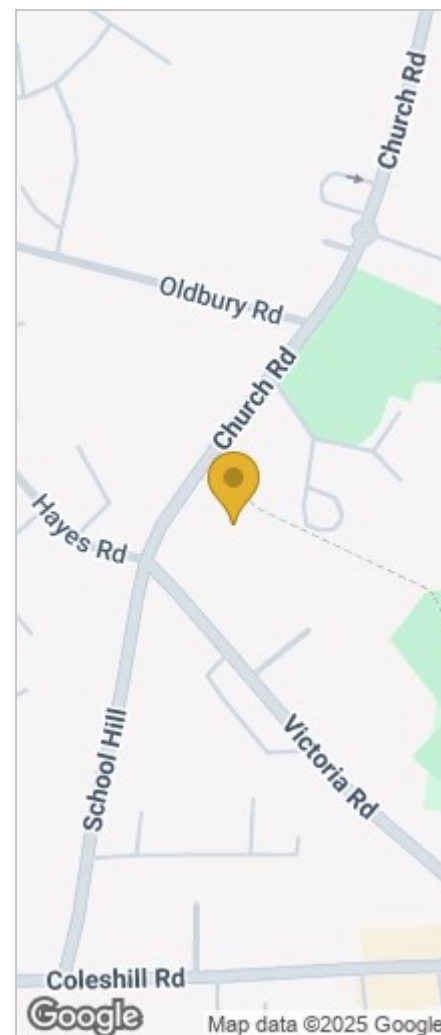
Agent Notes

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.

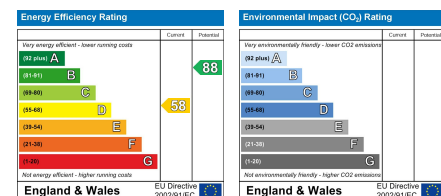
Floor Plan



Area Map



Energy Efficiency Graph



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