

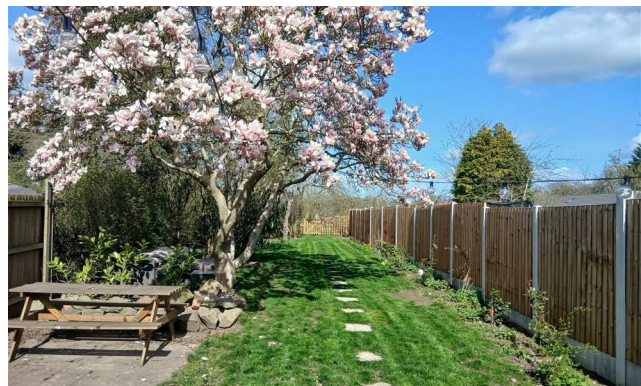


THE KEY TO YOUR NEXT MOVE

[www.keyestateagents.com](http://www.keyestateagents.com)

# For Sale

**Tel: 024 7635 7645**



**Offers Over £260,000**

**69 Watling Street, Nuneaton CV11 6JJ**



**E-mail:** [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

**KEY ESTATE AGENTS**

**Website:** [www.keyestateagents.com](http://www.keyestateagents.com)



\*\*\* Character 3 bed semi detached with lots of outdoor space \*\*\*

Welcome to this lovely property located on Watling Street, Nuneaton. This property would make a fantastic family home and boasts from character features, a vast garden and ample parking for multiple vehicles.

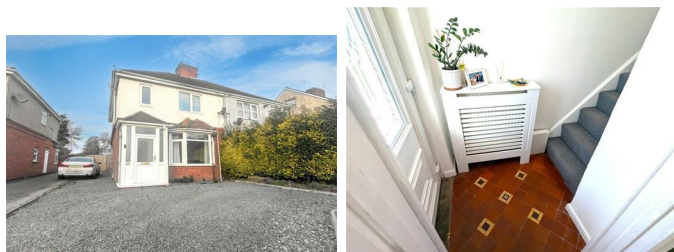
Enter this property via a handy porch perfect for storing muddy shoes and raincoats, beyond this is a quaint entrance hall with beautiful and characterful floor tiles. The living room is a light and airy space with beautiful bay window, character open fire and plenty of room for sofas and any extra furniture. Off the living room is also a handy downstairs toilet and basin, beautifully decorated with paneling and patterned tiles, this room also serves as a storage area for coats and shoes. The kitchen is sleek and stylish with white gloss cabinets, induction hob and integrated double oven. Beyond this is the lovely conservatory able to double as a generous dining space or a quiet spot to soak up the sun and wildlife in the garden.

Upstairs you will find two good sized double bedrooms, a single room that could also be used as an office space and a family bathroom complete with shower over bath, toilet and vanity unit.

The size of this plot is a winning feature. The garden is vast and has open fields beyond with plenty of scope for building outbuildings or simply nurturing and tending.

Council Tax Band B  
EPC rating D  
Tenure Freehold

### Entrance Hall



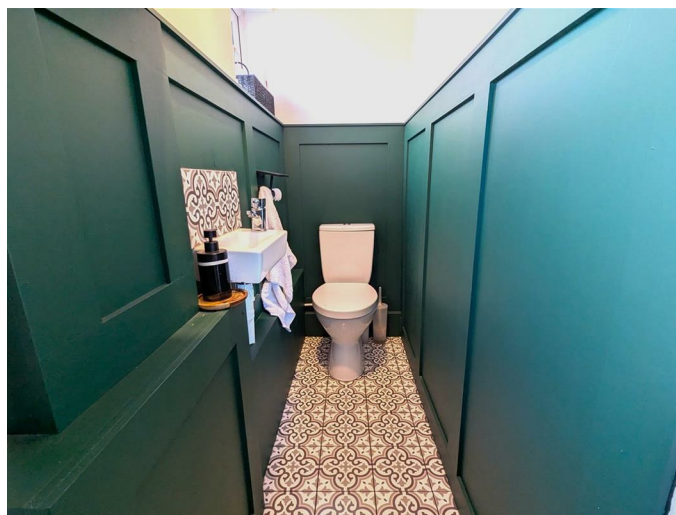
A large driveway suitable for at least four cars leads to a handy porch area perfect for storing muddy boots and raincoats. Beyond this is quaint hallway with character feature floor tiles.

### Living Room 13'8" x 13'3" (4.190 x 4.06)



A good sized living room with a big bay window letting in ample amounts of daylight, feature fireplace and stylish vertical radiator and wooden flooring.

### Downstairs W/C 10'1" x 2'8" (3.08 x 0.821)



A handy downstairs toilet with stylish paneling and tiles, this also doubles as a storage area.

### Kitchen 13'4" x 9'3" (4.079 x 2.824)



Modern and sleek white gloss kitchen cabinets with built in double oven and induction hob, marble effect tiled floor.

### Conservatory 8'9" x 11'9" (2.689 x 3.604)



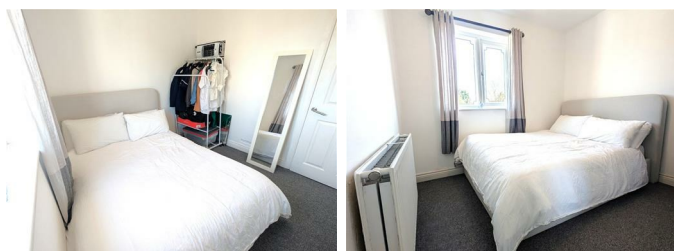
Generous conservatory that can double as a dining room, light airy with views of the large garden.

### Master Bedroom 12'6" x 9'4" (3.812 x 2.846)



Located at the front of the property, this good sized double bedroom also benefits from an extra storage cupboard.

### Bedroom 2 8'7" x 9'2" (2.628 x 2.795)



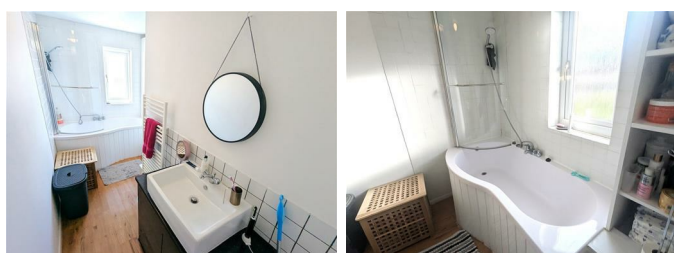
Second double room with views out over the garden

### Bedroom 3 8'3" x 7'1" (2.526 x 2.170)



A lovely single room currently used as a nursery but could double as an office. Located at the back of the property with views of the garden.

### Bathroom 12'5" x 6'11" (max) (3.793 x 2.125 (max))



Unique L shaped bathroom with lovely sink unit and wooden floors, shower over bath and toilet

### Garden



Vast garden with open fields to the rear, large lawned area, picket fence sectioning the garden and gate for side access.

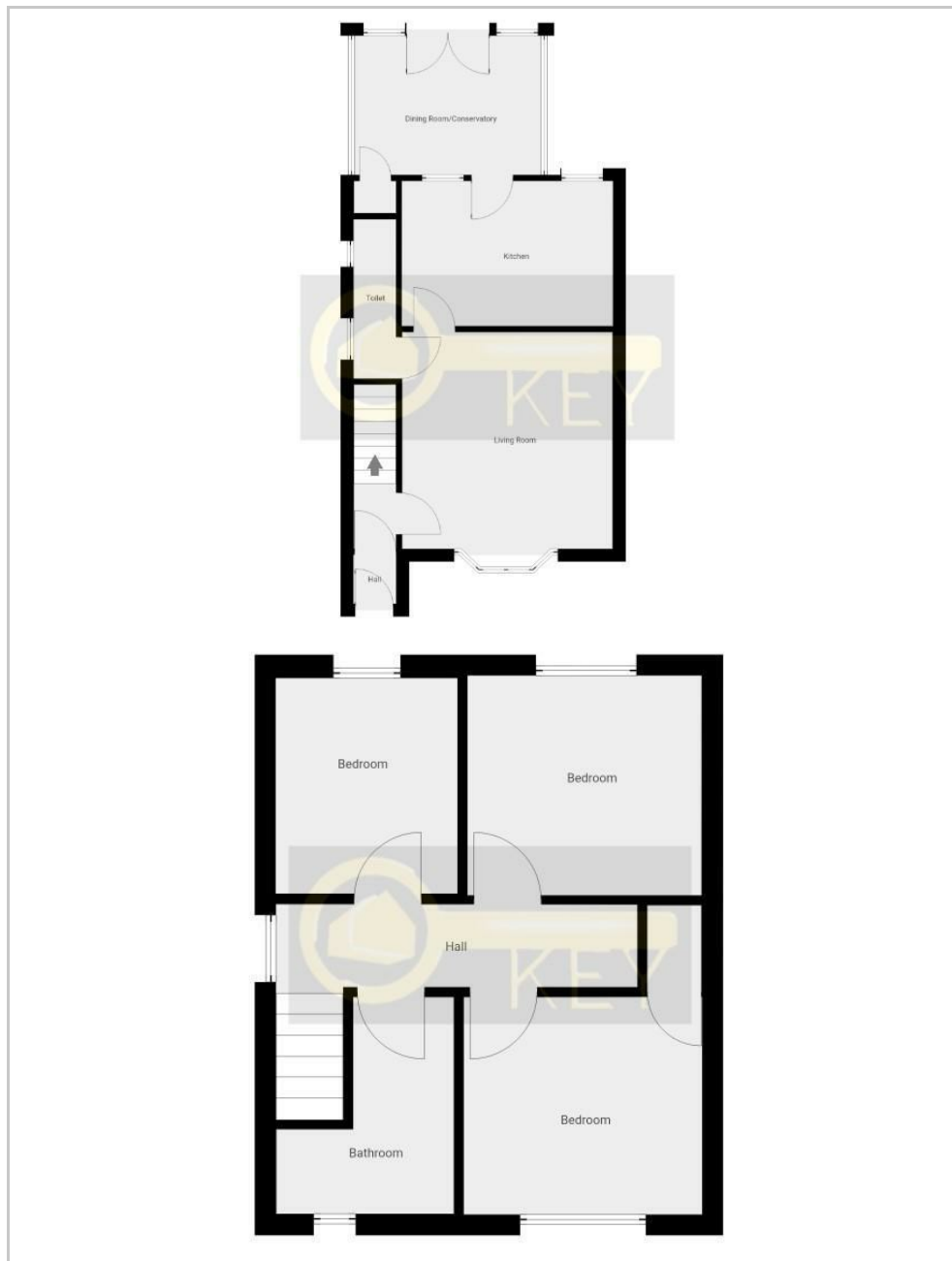
### Rental Yeild

£1,200pcm

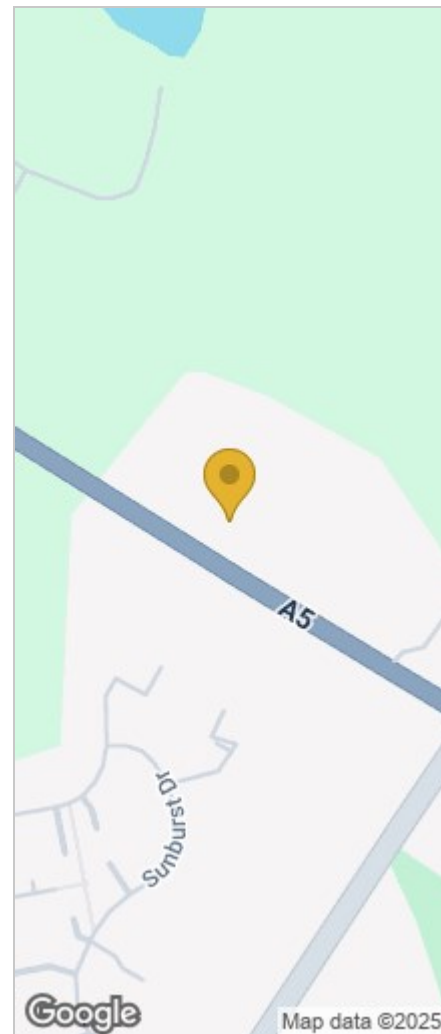
### Agent Notes

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.

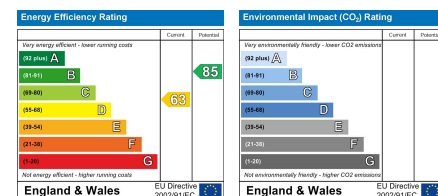
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

Please call us today for details on all of our services, along with information about our competitive fee structure.

**KEY Estate Agents**

**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**

**sales@keyestateagents.com**



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645