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For Sale

Tel: 024 7635 7645



£160,000

7 Beechwood Road, Camp Hill, Nuneaton CV10 9DP



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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*** Attention Investors!!! CASH BUYERS ONLY***

Welcome to this Three Bedroom End Terrace located in the popular location of Camp Hill, Nuneaton.

This property comes with bags of space, character and a large garden. The ample driveway of this property, for up to 3 to 4 cars, leads to the sheltered front door. Beyond this is a good sized hallway with plenty of space for storing muddy shoes, coats and any other items. The cosy and light living room can be found off the hallway and has plentiful room for sofa, a large TV unit and any other furniture required. The kitchen benefits from modern, gloss red cabinets, with plenty of work surface space for appliances and food preparation. The sink and drainer are located in front of the kitchen window providing lovely views out onto the large garden. The dining room is incredibly funky, with hand painted shapes and colours for decoration, a purple radiator and all sockets benefit from USB ports. There are also patio doors leading out to a paved area, perfect for summer BBQs and entertaining. This area also includes a 3m awning providing shade and comfort on hot days.

The garden of this property is vast and has a 18ft x 10ft metal shed included with electricity running to it to feed lights and power sockets. There is also a brick outbuilding for even more storage and a handy outside toilet perfect for when entertaining guests outside in the summer month or pottering in the garden.

Upstairs you will find two large double rooms with additional storage cupboards, a single room currently utilised as a study, also with a storage cupboard and a good sized family bathroom with accessibility adaptations in a walk in shower and grab rails. All radiators in the property benefit from self bleed valves making them super efficient!

THIS PROPERTY HAS BEEN FITTED WITH SPRAY FOAM INSULATION TO THE ROOF AND IS OF NON-STANDARD CONSTRUCTION.

Council Tax Band: A
EPC: C
Tenure: Freehold

Entrance

Enter through the front door into a decent sized hallway, plenty large enough for storing shoes and coats and extra furniture.

Living Room

14'0" x 11'0" (4.268 x 3.365)

Ample amounts of daylight spill in from the wide front window. A cosy space with room for 2 sofas, TV unit and other furniture items.

Kitchen

10'0" x 11'0" (3.069 x 3.378)

Modern gloss red units. Lots of under counter space for free standing appliances and lots of countertop space for any budding cook.

Dining Room

10'6" x 9'11" (3.211 x 3.027)

A funky, bright room with patio doors leading out onto the long garden. Can be used as a dining room or double as a playroom. Modern purple radiator and USB sockets.

Master Bedroom

13'7" x 9'957'4" (4.162 x 3.035)

Spacious master room with views of the garden. Storage cupboard for extra storage and plenty of space for furniture.

Second Bedroom

13'8" x 10'3" (4.169 x 3.139)

Another large double room storage cupboard and lots of space for any required furniture. Views out to the front of the property.

Third Bedroom

9'5" x 7'5" (2.881 x 2.262)

Third bedroom, currently used as a handy study but could easily fit a single bed and additional furniture. Handy storage cupboard over the stairs.

Bathroom

6'11" x 5'6" (2.114 x 1.698)

Good sized bathroom with walk in shower for convenience. White toilet and basin and white tiles.

Garden

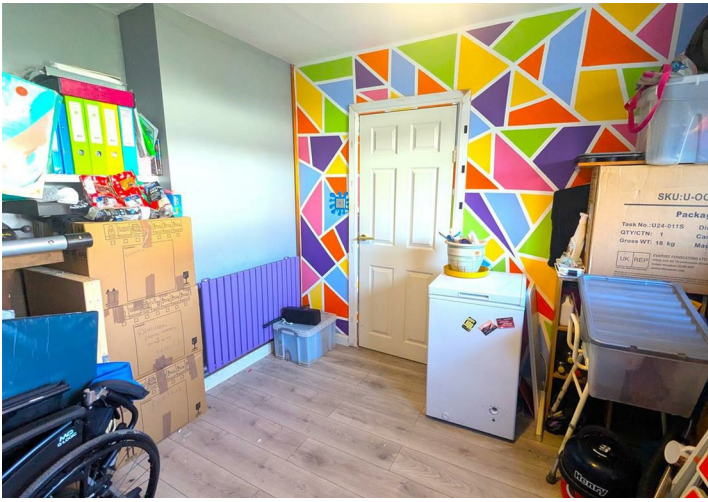
A really large garden with patio area, benefiting from a 3m awning, and lawned area. Large metal garden shed with ample storage, addition brick outbuilding for even more storage space and handy outside toilet. Accessed either by patio doors or back door to the side of the property.

Rental Yield

In current condition £750pcm
Fully modernised £900pcm

Agents Notes

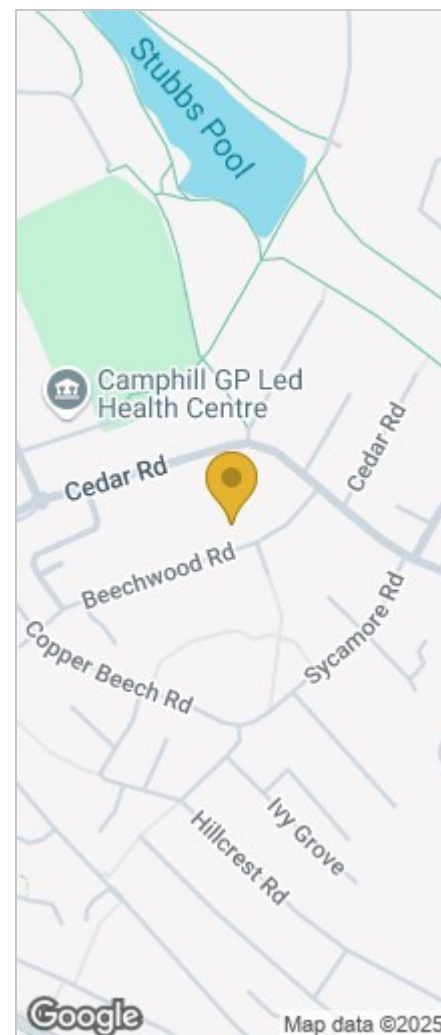
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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



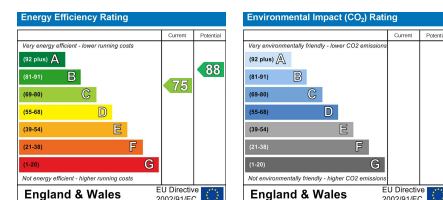
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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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.



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