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# For Sale

**Tel: 024 7635 7645**



**Offers Over £180,000**

**5 Hilton Avenue, Chapel End, Nuneaton CV10 9LA**



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**KEY ESTATE AGENTS**

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

\*\*\* Lovely Three Bedroom Semi Detached Family Home \*\*\*

Welcome to this spacious property, located in a quiet street in Stockingford, Nuneaton. The property consists of a large Driveway and additional garage. Perfect for families or those seeking extra space, this home features a spacious open-plan living and dining room that provides a welcoming atmosphere. The hallway leads seamlessly into a good sized, farmhouse-style kitchen.

The property offers two generously sized double bedrooms and a cozy single bedroom, all benefiting from plenty of natural light. The single bedroom even boasts beautiful views over the well-maintained garden.

Adding to the appeal is a lovely conservatory, perfect for enjoying the garden all year round, and an easily accessible separate toilet and bathroom for convenience.

Outside, the beautifully kept garden offers a peaceful haven, complete with a well-maintained lawn, patio area, and a variety of shrubs bordering the space, creating a private and serene environment.

This home is a true gem, combining modern living with charming period details, all within a quiet and sought-after location a stones throw to the local shops! Don't miss out on the opportunity to make this your next family home!

THIS PROPERTY HAS BEEN FITTED WITH SPRAY FOAM INSULATION TO THE ROOF, GUARANTEES AVAILABLE TO VIEW ON REQUEST.

Please note that the sale does not include the fitted furniture in any of the Bedrooms. This will be removed prior to completion.

### Entrance



Entrance to the side of the house into a handy hallway. Perfect for kicking off your shoes and storing coats!

### Kitchen 9'11" x 9'2" (3.034 x 2.802)



Good sized kitchen with farmhouse style cupboards, sleek black worktops, wood effect Vinyl flooring and plenty of space for white goods.

### Living/Dining Area 16'4" x 15'10" max (5.002 x 4.845 max)



Good sized living room with feature fireplace, patio door leading into the conservatory letting in lots of sunshine and a spacious dining area for entertaining family and friends.

### Conservatory 15'0" x 6'11" (4.594 x 2.11)



A lovely spot for sitting to have a cuppa in the sunshine and watching the wildlife in the garden.

**Bedroom One 9'11" x 13'3" (3.025 x 4.046)**



Generous master bedroom with large window allowing for plenty of light. Please note that all fitted furniture in this room will be removed prior to completion.

**Bedroom Two 11'10" x 10'1" (3.626 x 3.082)**



Another generous double room with lots of space for double bed and extra furniture. Please note that all fitted furniture in this room will be removed prior to completion.

**Bedroom Three 9'6" x 7'3" (2.92 x 2.21)**



Good sized single room with views out to the garden.

**WC 5'5" x 2'8" (1.662 x 0.831)**



Separate toilet room.

**Bathroom 5'7" x 6'6" (1.725 x 1.984)**



Tiled bathroom with shower over bath and sink.

**Garden**



Lovely garden with raised patio area, lawn and borders with various flowers and shrubs.

**Parking/Driveway**

Paved driveway for 2 to 3 cars and additional space in the garage.

**Rental Yield**

Up to £1000 pcm depending on finish

**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.

### **Mortgage Note**

We have been advised that the spray foam insulation has documentation to confirm that it has been installed in accordance with the manufacturer's instructions and certified by British Board of Agreement (BBA) and Kiwa.

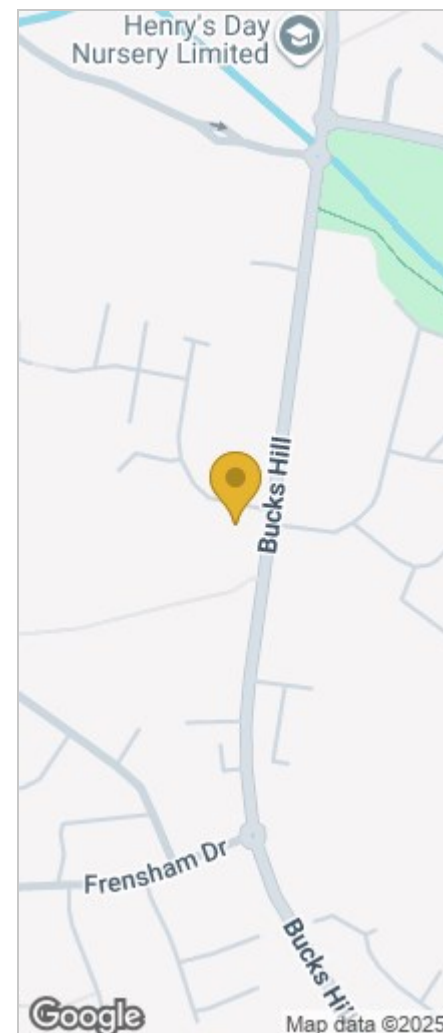
The certification is accompanied by an appropriate insurance backed warranty/guarantee which is transferrable to the new owner.

If a mortgage is to be used for the property, only certain lenders will lend on Spray Foam insulation, and therefore an offer which is mortgage dependant will need to be verified. We strongly recommend that interested parties discuss the requirements with our Mortgage Specialist through Key Financial Services given the specialist advice that will be required.

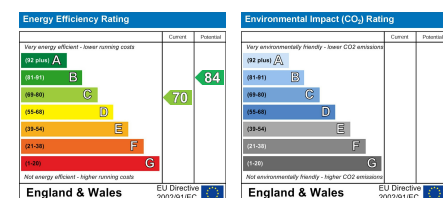
## Floor Plan



## 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**

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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.



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