



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£250,000

240 Greenmoor Road, Stockingford, Nuneaton CV10 7EP



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Step inside this beautifully decorated semi detached house on Greenmoor Road and be wowed by the space! This charming home comprises Open Plan Living/Dining Area, spectacular, modern kitchen, a downstairs shower room and separate utility, upstairs bathroom, two good sized double bedrooms and a single bedroom, ideal for a home office/study. Located on Greenmoor Road, a short walk away from St Thomas More Secondary School, within walking distance of George Eliot Hospital and close to a fantastic road network into Nuneaton Town Centre or off to Coventry and Birmingham, this house not only exudes personality, but is practical to boot. Ideal for families moving up the property ladder, don't miss out on this great opportunity to call this wonderful house, your home.

EPC Grade: D
Council Tax Band: B
Tenure: Freehold

Entrance

Entrance via a charming wooden porch through a UPVC front door into a spacious hallway leading to the living/dining area and with stairs to the first floor.

Living Room

11'11" x 11'4" max (3.639 x 3.469 max)

Beautifully decorated living room with large bay window overlooking the front aspect allowing for ample light into this homely space.

Dining Room

12'4" x 11'2" max (3.771 x 3.412 max)

Large dining room with door leading to under stairs storage cupboard, plenty of space for all the family!

Kitchen

9'6" x 9'0" (2.907 x 2.750)

Modern fitted kitchen with integrated appliances.

Shower Room & Utility

9'0" x 5'6" (2.750 x 1.685)

Handy downstairs shower room with walk in shower cubicle, WC and sink and a utility area with space for a washing machine and tumble dryer with wall mounted cupboards for storing all your cleaning essentials.

Bedroom One

12'4" x 9'10" (3.784 x 3.007)

Spacious double bedroom overlooking the quiet garden area, with ample room for wardrobes and other bedroom furniture.

Bedroom Two

11'11" x 9'10" (3.644 x 3.019)

Good sized second bedroom with bay window letting in plenty of light. Room for wardrobes and other bedroom furniture.

Bedroom Three

8'11" x 5'6" (2.723 x 1.683)

Single bedroom, ideal for a home office or study.

Bathroom

5'6" x 4'11" (1.697 x 1.523)

Modern bathroom comprising bath, sink and WC.

Garden

Good sized garden with patio area, lawn and decking, there is a piece of the garden all members of the family, be it the little ones playing ball on the lawn or the adults relaxing on the decking!

Driveway & Parking

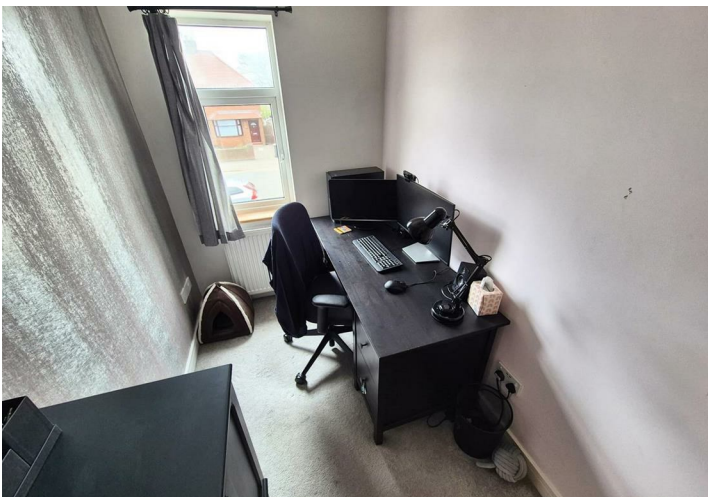
Gravel driveway with space for two vehicles.

Rental Yield

£950-£1000 PCM

Agents Notes

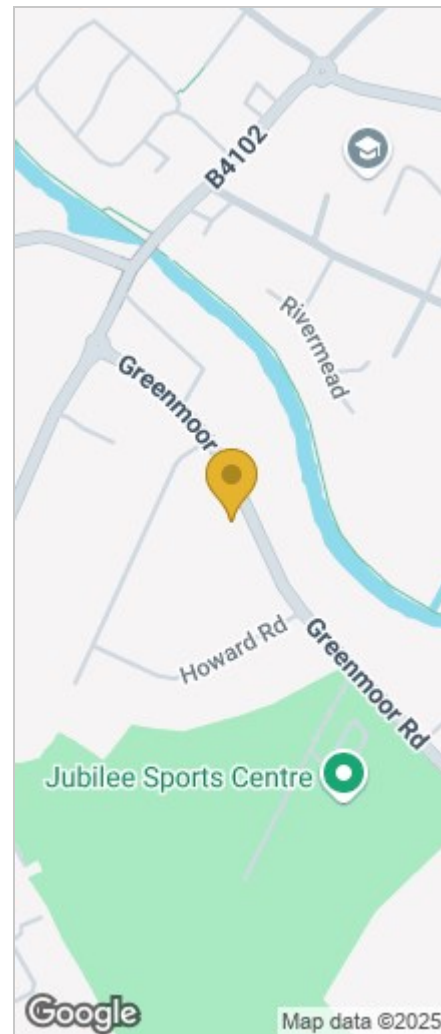
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



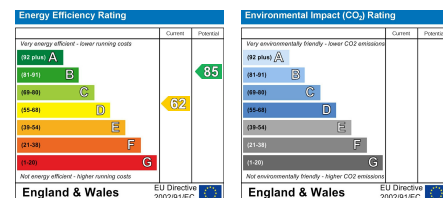
Floor Plan



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.

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KEY Estate Agents

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