



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£170,000

215 Marston Lane, Attleborough, Nuneaton CV11 4RF



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

Looking for a Project? This two bed terraced property on Marston Lane is the ideal project for all those looking to create a first home or an ideal rental property. In need of sprucing up, the property comprises a living room with a large bay window, open plan kitchen/diner, two good sized double bedrooms and a recently re-fitted bathroom. To the rear there is a good garden space, waiting for those green-fingers and to the front there is a good sized front garden, with potential for a driveway. Located in Attleborough, this home is close to local amenities such as shops, doctor's surgeries and schools, with decent transport links for those looking to commute out of Nuneaton for work. Don't delay calling to get the opportunity to view the potential in this fantastic property.

EPC Grade: C
Council Tax Band: A
Tenure: Freehold

Entrance



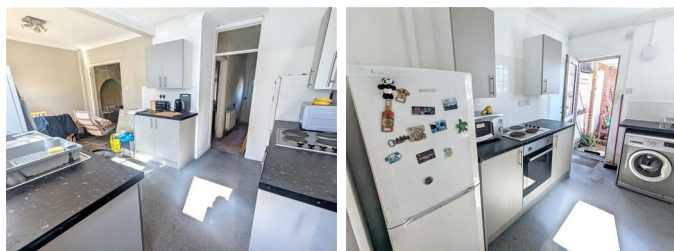
Entrance via UPVC glazed door into hallway with doors leading to living room and kitchen/diner and stairs to first floor.

Living Room 12'5" x 12'0" (3.80 x 3.68)



Good sized living room with large bay window to front aspect.

Kitchen/Diner 18'4" x 10'10" (5.59 x 3.31)



Fitted kitchen with space for a washing machine

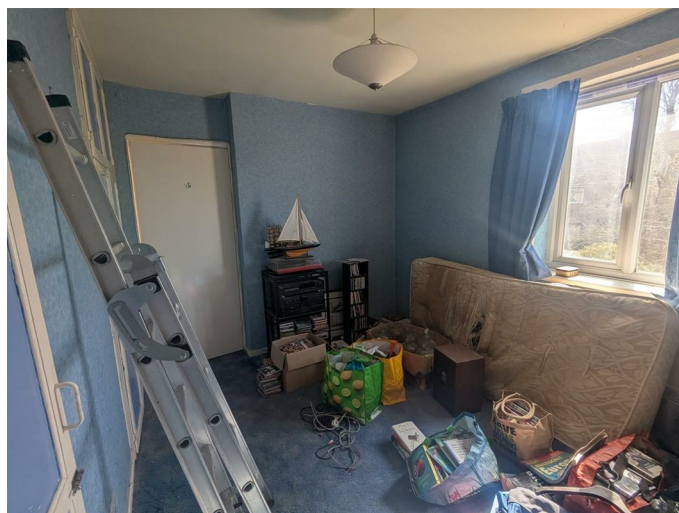
and fridge freezer and good sized dining area with plenty of space for a dining table and chairs.

Bedroom One 19'1" x 10'2" max (5.84 x 3.12 max)



Spacious double bedroom with ample room for bedroom furniture, window overlooking front aspect.

Bedroom Two 12'4" x 8'11" (3.76 x 2.73)



Bright and airy double bedroom with plenty of space and window overlooking rear aspect.

Bathroom 6'5" x 5'6" (1.97 x 1.70)



bathroom with recently fitted wet-room shower, WC and sink unit.

Garden



Good sized garden, mostly laid to lawn with brick built garden outbuildings.

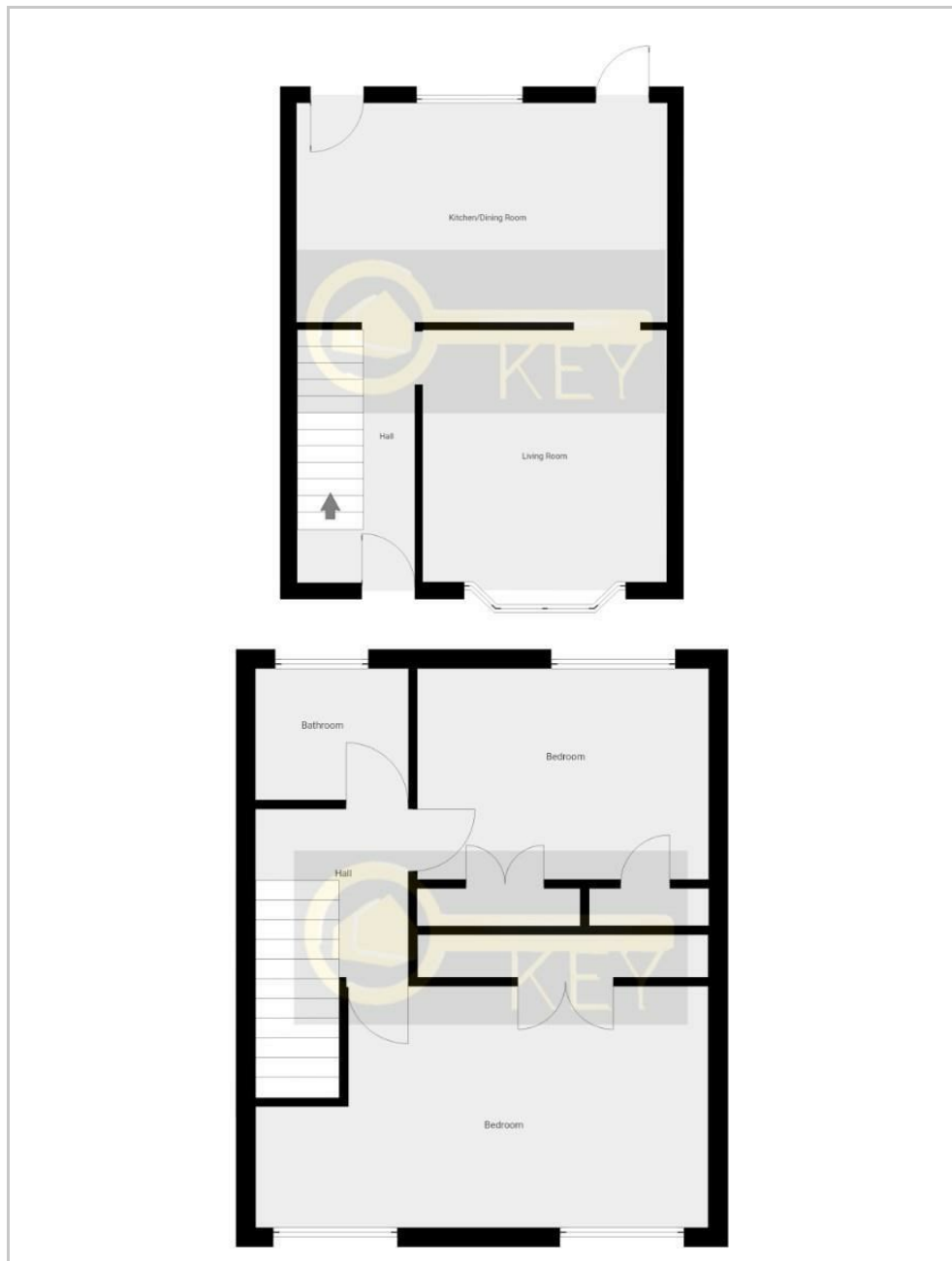
Rental Yield

Once refurbished: £800-£900 PCM

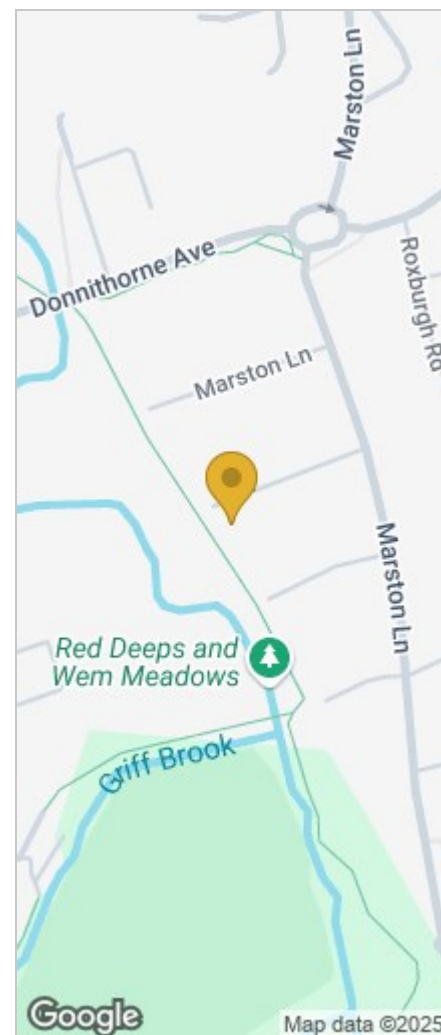
Agents Notes

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.

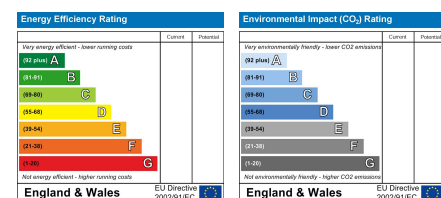
Floor Plan



Area Map



Energy Efficiency Graph



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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