

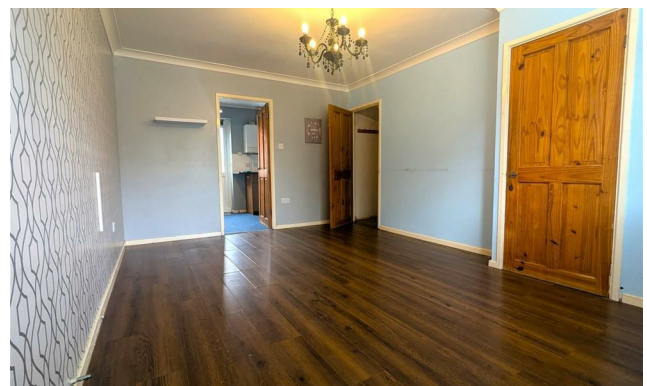
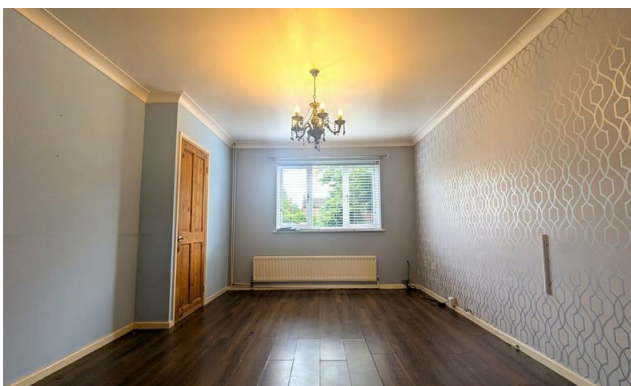


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# For Sale

**Tel: 024 7635 7645**



**Offers Over £195,000**

**4 Cornish Close, Ansley Common, Nuneaton CV10 0XU**



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**\*\*\* A Fantastic Investment Opportunity Or Family Home In A Good Location \*\*\***

Set in a quiet cul de sac, this property in Cornish Close, has a lovely front garden bordered by mature hedging, offering both privacy and a welcoming first impression. Step inside a bright entrance hall, providing access to the main living spaces and providing a space to kick off shoes and hang coats.

The living room is spacious and light-filled lounge features a large front-facing window. There's also a useful under-stairs storage cupboard for added convenience. To the rear of the property, you'll find a generously sized kitchen with plenty of cupboard space and an electric cooker—ideal for everyday cooking and family meals.

Upstairs, the property offers two well-proportioned double bedrooms and a third single room that's perfect as a home office, nursery, or guest space. The family bathroom is located off the landing and includes a bath with an electric shower overhead.

At the back of the home, enjoy a fully enclosed garden with lawned and decked area—perfect for summer evenings or outdoor dining. Additional benefits include off-road parking for two vehicles.

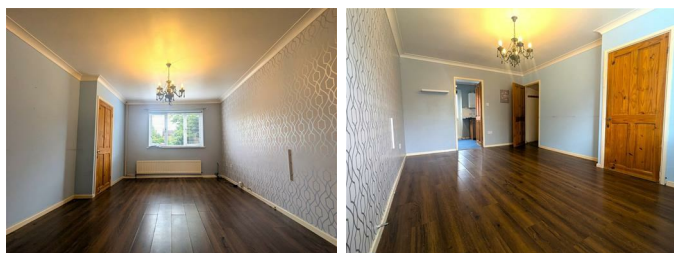
EPC: C  
Council Tax Band: B  
Tenure: Freehold

**Entrance**



A bright hallway perfect for hanging up your coats and taking off shoes and storing.

**Living Room 15'7" x 11'3" (4.75 x 3.44)**



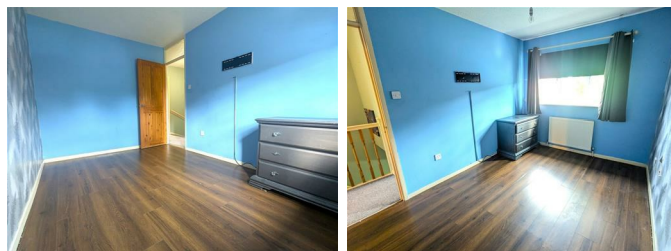
A Great sized lounge with window looking out over the secluded front garden. Additional storage cupboard for convenience.

**Kitchen 7'6" x 14'9" (2.3 x 4.5)**



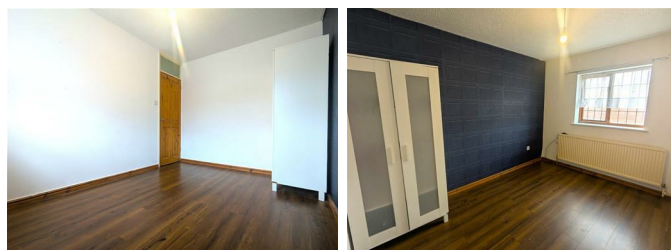
Kitchen with plenty of space for white goods and cupboard space for kitchen essentials. Access to the back garden.

**Master bedroom 11'9" x 8'2" (3.6 x 2.5)**



Good sized master room with plenty of room for bedroom furniture. Views onto front garden.

**Second Bedroom 11'5" x 8'2" (3.5 x 2.5)**



Good sized double room with plenty of space for bedroom furniture. Views onto rear garden.

**Third Bedroom 7'6" x 6'1" (2.3 x 1.87)**



Perfect as a children's bedroom or at home office.

### Bathroom 6'2" x6'2" (1.9 x1.9)



Modern bathroom with white suite and electric shower over bath.

### Garden



Enclosed garden with nice decking area at rear and lawn perfect for children to play in.

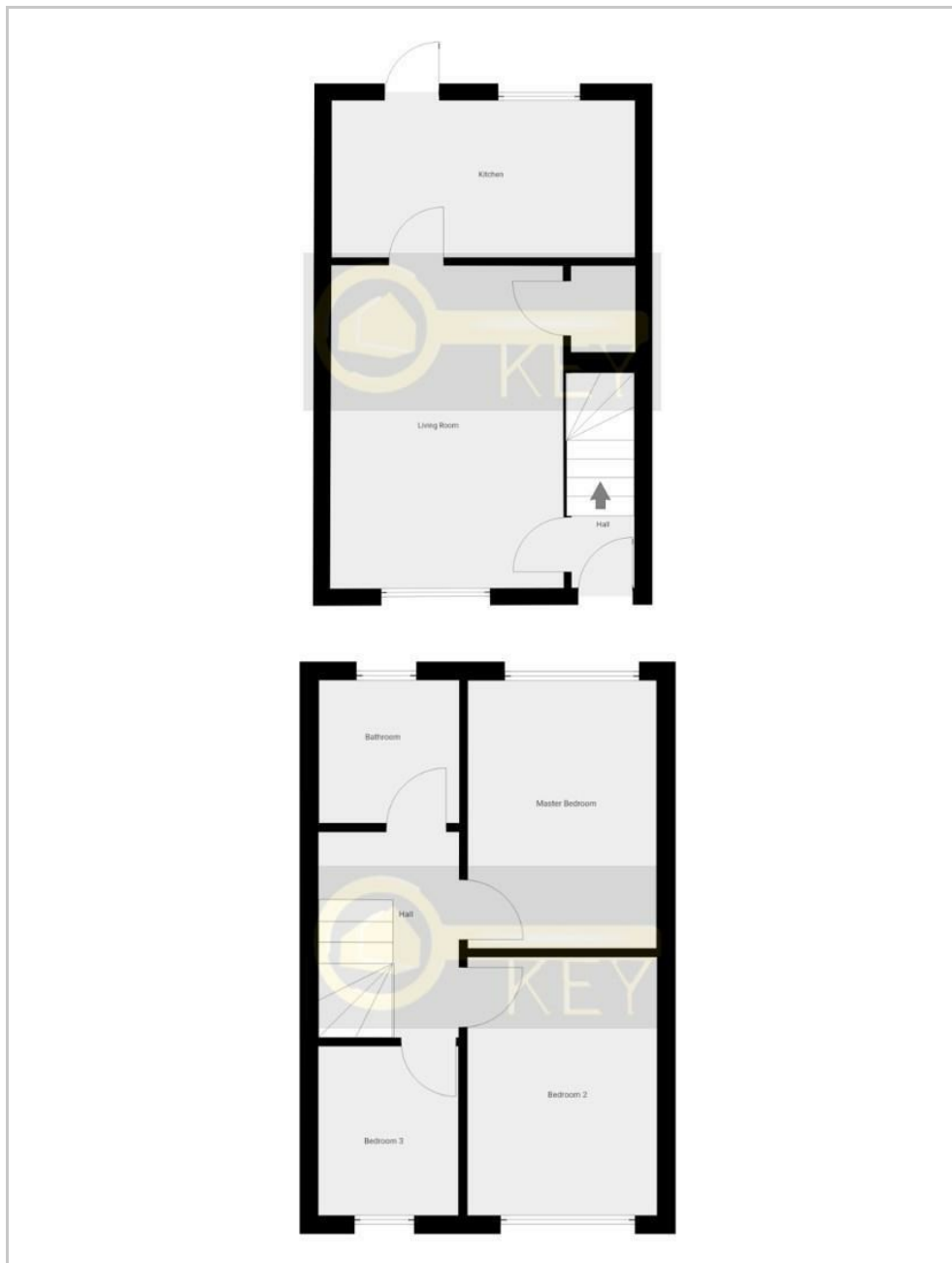
### Rental Yield

Depending on condition up to approx £950 pcm.

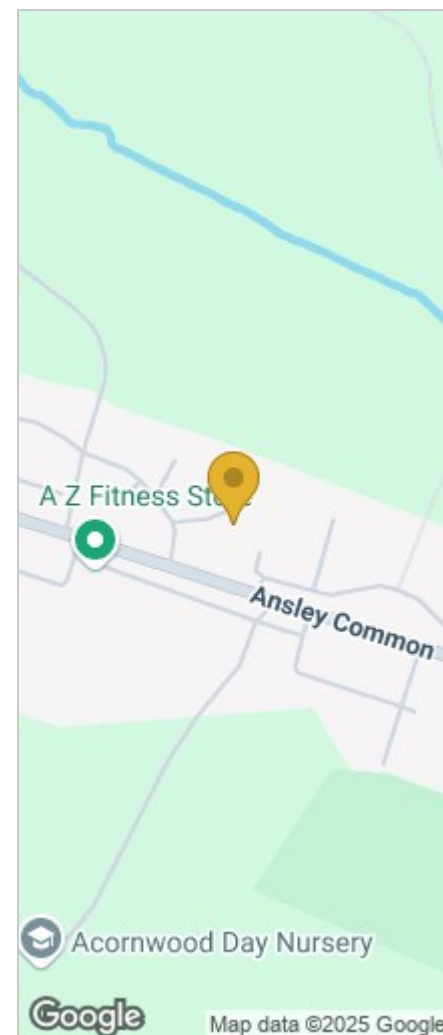
### Agents Notes

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.

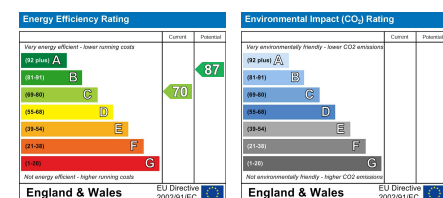
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**

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