

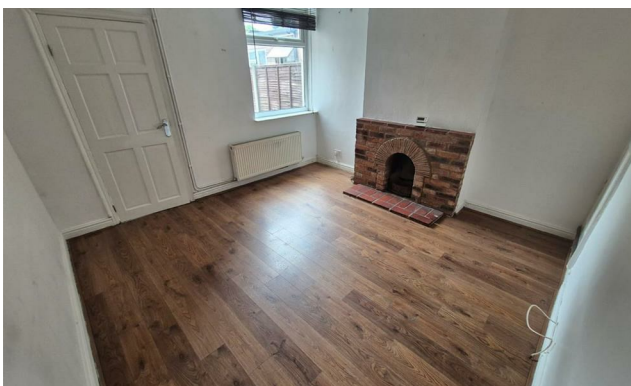


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# For Sale

Tel: 024 7635 7645



**£155,000**

350 Tuttle Hill, Camp Hill, Nuneaton CV10 0HS



E-mail: [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

KEY ESTATE AGENTS

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# 350 Tuttle Hill

## Camp Hill, Nuneaton CV10 0HS

**£155,000**



Located in the convenient area of Tuttle Hill, Nuneaton, this Victorian mid-terrace house, presents an excellent opportunity for both first-time buyers and buy-to-let investors. With its spacious living accommodation, this property offers a unique blend of character and modern living.

The house boasts two generous reception rooms, providing ample space for relaxation and entertaining. These versatile areas can be tailored to suit your lifestyle, whether you envision a cosy sitting room or a vibrant dining space. The property comprises three well-proportioned bedrooms, ensuring comfortable accommodation for families or guests.

The bathroom is located downstairs, with a handy WC located on the first floor to ensure all are catered for. The layout of the home is practical and functional, making it an ideal choice for those seeking a property that is both charming and liveable.

One of the standout features of this property is its excellent transport links, which provide easy access to the town centre and the nearby Hartshill area. This connectivity makes it a perfect location for commuters and those who enjoy the convenience of urban amenities.

In summary, this Victorian mid-terrace house on Tuttle Hill is a wonderful opportunity for anyone looking to invest in a property with character and potential. With its appealing features and prime location, it is sure to attract interest from a variety of buyers. Don't miss the chance to make this charming house your new home or investment.

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

### Entrance

Entered via part glazed UPVC entrance door straight into:

### Lounge

10'11" x 11'7" (3.32 x 3.53)

Sizeable lounge/living area with window to front aspect, making this room light and airy. Also benefits from double radiator.

### Dining Room

12'1" x 11'9" (3.68 x 3.57)

Second reception room, ideal for use as a dining area or living area, benefits from a double radiator and stone feature fireplace surround.

### Kitchen

10'10" x 7'0" (3.29 x 2.13)

Galley kitchen with a variety of wall and floor units, double sink, space for a washing machine and dishwasher and window facing rear aspect.

### Bathroom

Sizeable bathroom with bath with shower over, WC and sink unit. Cupboard units for storage are also included in the sale.

### Bedroom One

10'11" x 13'7" (3.32 x 4.13)

Good sized double bedroom with window facing front aspect and access to storage cupboard.

### Bedroom Two

12'0" x 10'4" (3.67 x 3.16)

Generous double bedroom with views to rear aspect of the property.

### Bedroom Three

7'4" x 7'0" (2.24 x 2.14)

Single bedroom with window facing the rear garden.

### Additional WC

Handy WC upstairs with wall mounted sink and cupboard unit.

### Rear Garden

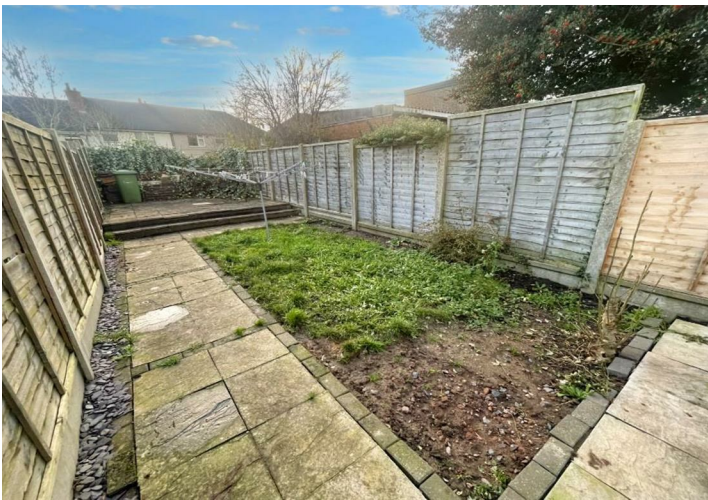
South-westerly facing, enclosed by fencing and landscaped with a lawn, flower and shrub borders and a raised paved patio area.

### Rental Yield

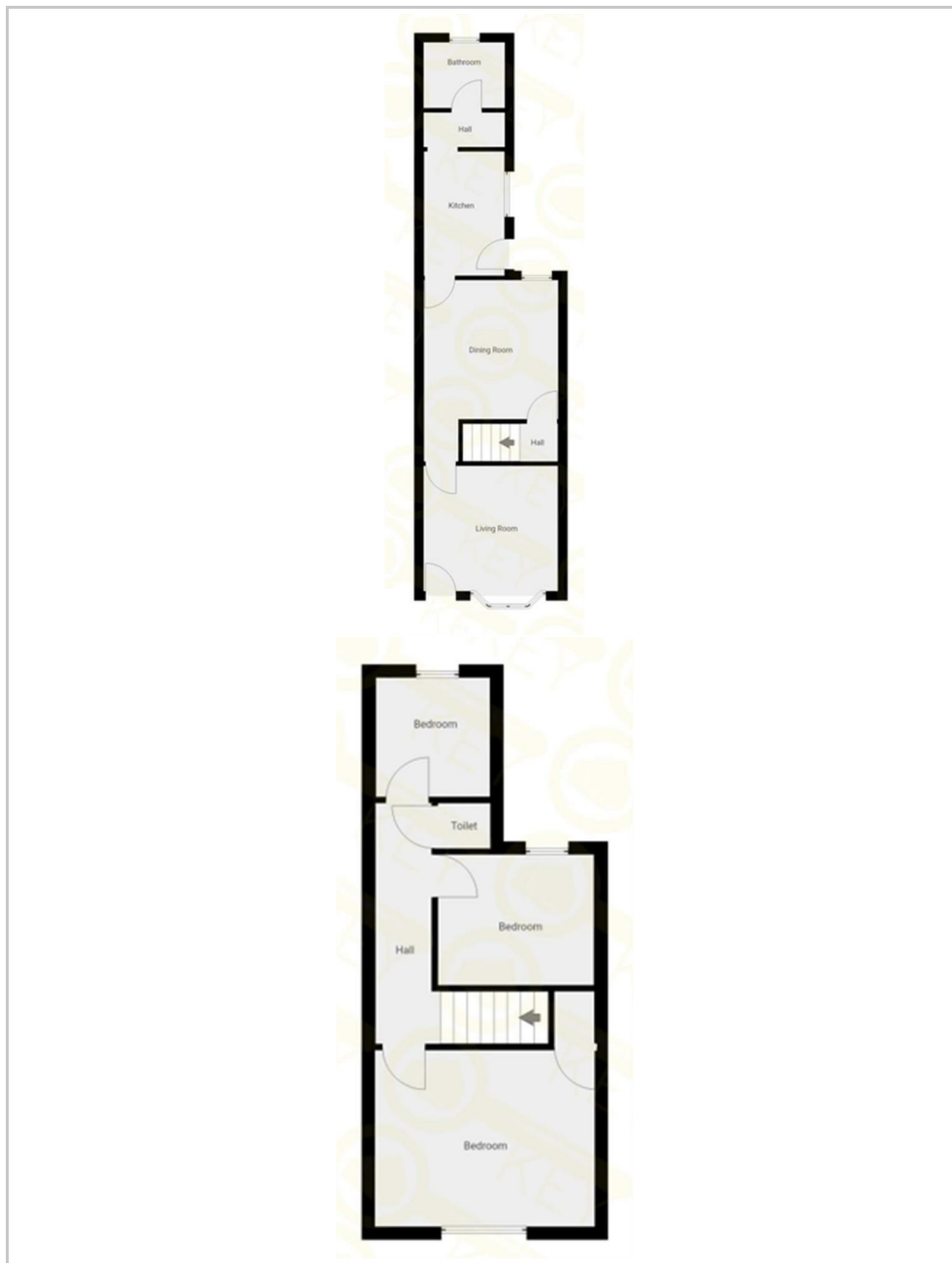
KEY Estate Agents estimate that this property would achieve approximately £750-£850 per calendar month. KEY Estate Agents offer a fully managed service, for more information, please call KEY.

### Agents Notes

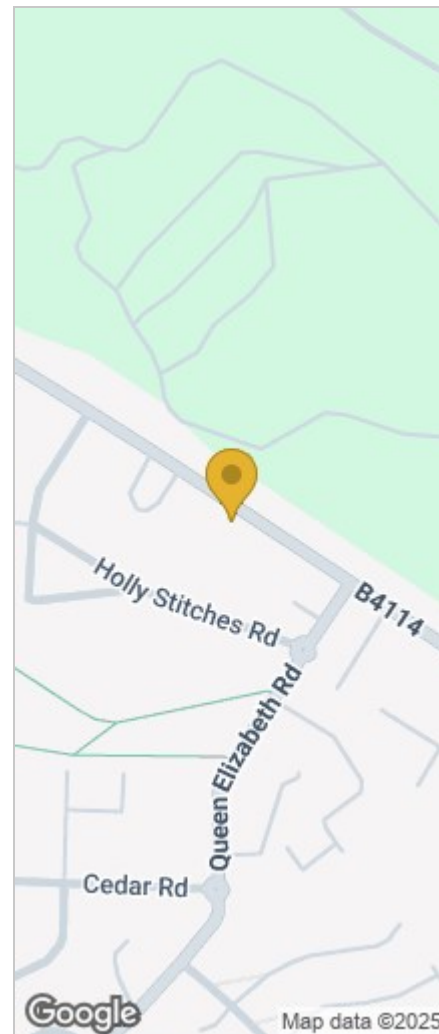
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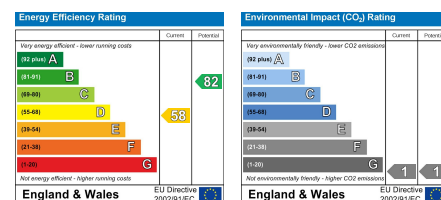
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**

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