



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£90,000

19 Rafferty Adams Way, Longford CV6 6HW



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

*** Perfect First Step Onto The Property Ladder! ***
* 40% Shared Ownership *

Upon entering this property a spacious hallway immediately offers a welcoming feel. Providing access to the upper floor, the kitchen, the living room, and the convenient downstairs WC. You'll find plenty of storage space here, perfect for tucking away shoes, coats, and bags. The modern, stylish kitchen, situated at the front of the property, is great for budding cooks. It boasts ample work surface space, a gas hob, electric oven, and extractor fan. The heart of the home is the lovely and spacious open-plan lounge/diner. This inviting area features patio doors that open directly onto the low-maintenance garden, creating a seamless indoor-outdoor living experience. The property also benefits from a handy downstairs WC, complete with a toilet and wash basin, is ideal for guests.

Upstairs, the generous master bedroom offers a calm retreat with two useful closets and views to the front of the property. This very light and airy room provides ample space for all your bedroom furniture with space to spare! The spacious second bedroom offers plenty of room for wardrobes and a double bed, with pleasant views overlooking the garden. Whilst the versatile third bedroom is a single room, perfect for a nursery, a dedicated home office, or a comfortable guest room. The good-sized family bathroom, located upstairs, features a shower over the bath, a sink, and a toilet, all complemented by modern tiled surrounds.

Outside the low-maintenance, modern garden is designed for enjoyment. It features a paved area, perfect for entertaining guests, and an astro turf lawn area for easy upkeep. A rear gate provides convenient access. There are additionally two spaces at the front of the property for allocated parking.

Council Tax Band: C

EPC: B

Tenure: Leasehold (118 years remaining, 40% Shared Ownership)

Rent: £370.40 pcm

Service charge: £84.24 pcm

Entrance



Located in a quiet cul de sac location with greenery opposite and two allocated parking spaces at the front.

Hallway

A long, spacious hallway gives a welcoming feel. Stairs to upper floor, door to kitchen and living room and downstairs WC off the hallway. Plenty of storage space allowing for storing shoes, coats and bags.

Kitchen 9'5" x 10'1" (2.880 x 3.074)



A modern, stylish kitchen at the front of the property with plenty of work surface space for budding cooks, gas hob, electric oven and extractor fan.

Living & Dining Room 12'9" x 16'11" (3.908 x 5.157)



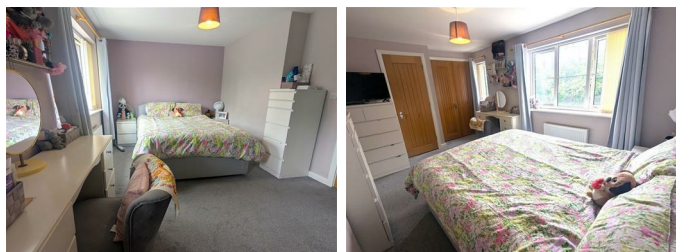
A lovely and spacious open plan living and dining area with patio doors looking out onto the low maintenance garden.

Downstairs W/C 3'6" x 5'0" (1.089 x 1.527)



Handy downstairs toilet, ideal for when guests are over. Complete with toilet and wash basin.

Master Bedroom 10'1" x 14'4" (max) (3.096 x 4.392 (max))



Generous master bedroom with two useful closets. Views out to the front of the property. Very light and airy with space for all your bedroom furniture.

Second Bedroom 9'11" x 10'5" (3.031 x 3.177)



Spacious second bedroom with plenty of space for wardrobes and a double bed. Views out onto the garden.

Third Bedroom 9'11" x 6'2" (3.048 x 1.891)

Single room, can double up as a nursery, at home office or guest room.

Family Bathroom 6'5" x 5'7" (1.975 x 1.709)



Good sized family bathroom located upstairs with shower over bath, sink and toilet. Modern tiled surrounds.

Garden

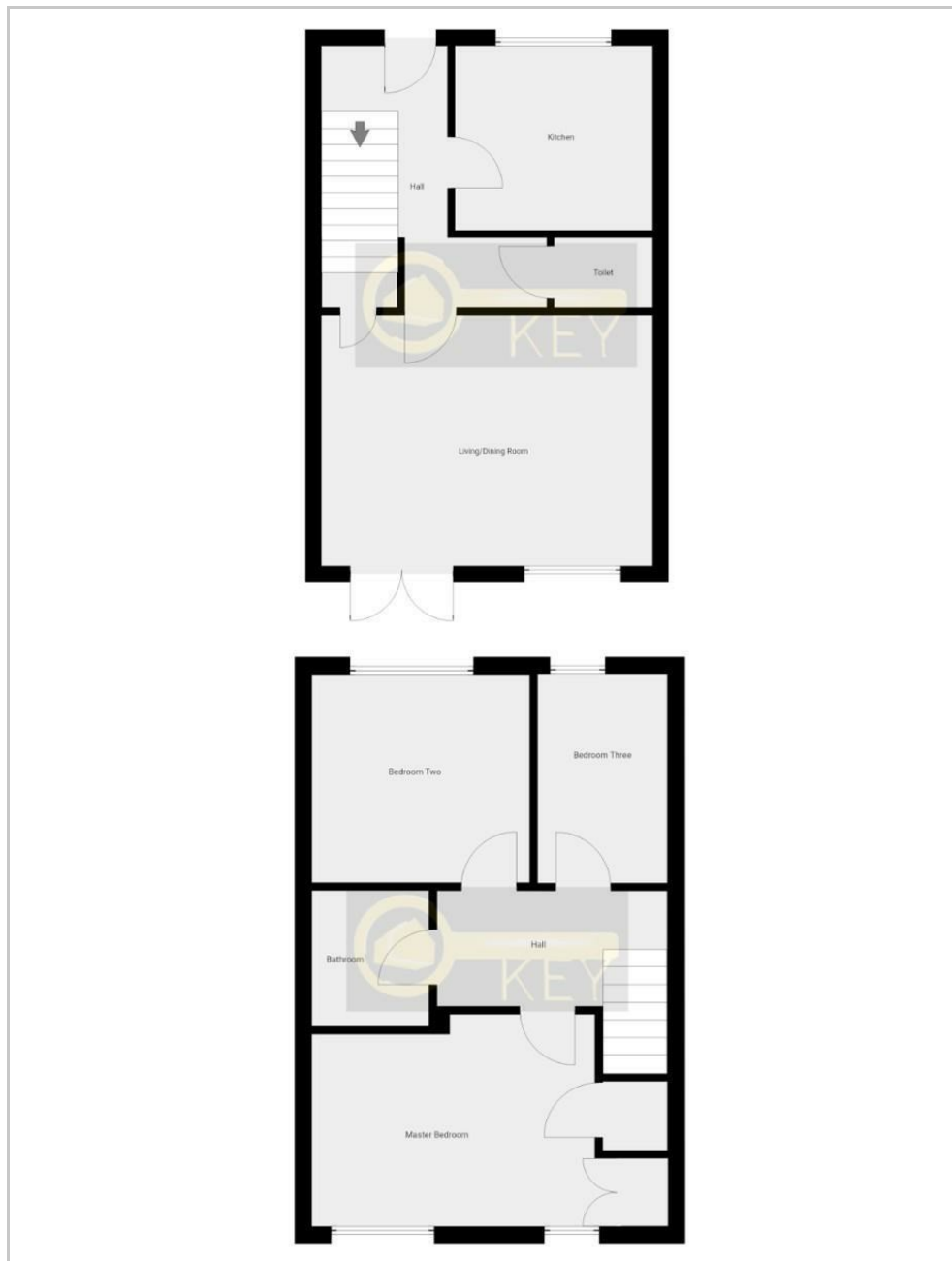


Low maintenance, modern garden with paved area perfect for entertaining guest and astro turf lawn area. Rear gate for access.

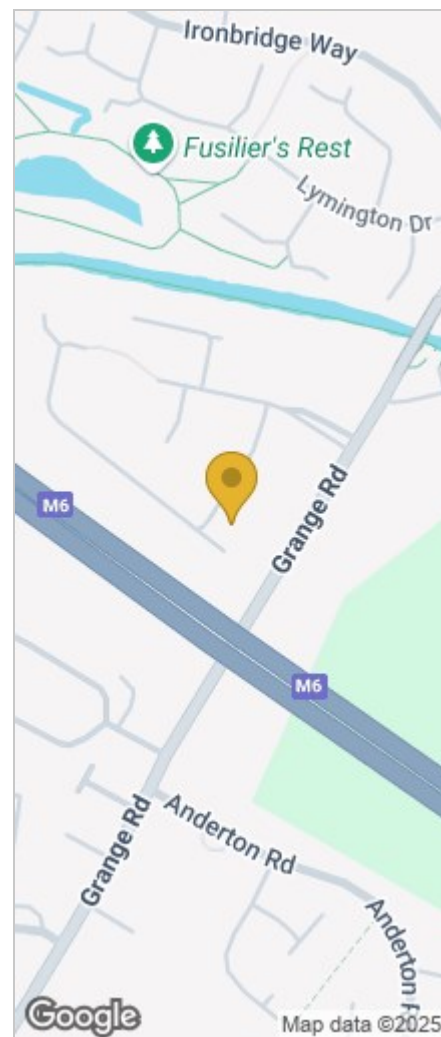
Agents Notes

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.

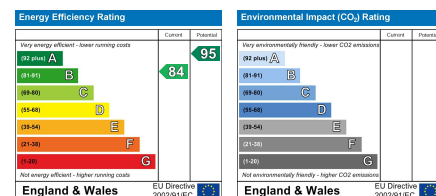
Floor Plan



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.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



Zoopla.co.uk



rightmove



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.



024 7635 7645