



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£235,000

26 Navigation Close, Coton, Nuneaton CV10 7FE



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KEY ESTATE AGENTS

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Nestled in a peaceful cul-de-sac in the sought-after area of Coton, Nuneaton, this beautifully presented two-bedroom semi-detached home offers the perfect blend of modern living and practical design. Situated close to local amenities and the town centre, it's ideal for those seeking convenience.

To the side of the property, there is a shared driveway with two allocated parking spaces, along with additional parking available on the gravel frontage.

Step inside to a spacious and modern hallway, perfect for storing coats and bags, creating an inviting first impression. The heart of the home is a light-filled open plan lounge and dining area, enhanced by patio doors that flood the space with natural light.

The modern kitchen is well-appointed with a gas hob, electric oven, and stainless steel sink and drainer, and enjoys views out to the front of the property. A stylish downstairs WC provides extra convenience, ideal for guests.

Upstairs, you'll find a generous master bedroom with ample space for a king-sized bed and additional furnishings, and a second double bedroom, currently also used as a home office, which also enjoys beautiful views over the allotments and beyond. The family bathroom is modern and well-sized, complete with a shower over bath, toilet and sink.

Outside, the stylish rear garden is fully enclosed with paving and fencing—perfect for pet owners—and features rear views over allotments and open countryside, creating a tranquil retreat.

This home is a perfect mix of peaceful location, stylish living, and practical space—ideal for first-time buyers, downsizers or small families.

Council Tax Band: B

EPC: B

Tenure: Freehold

Entrance



To the side of the property there is a shared driveway with two spaces allocated to this property.

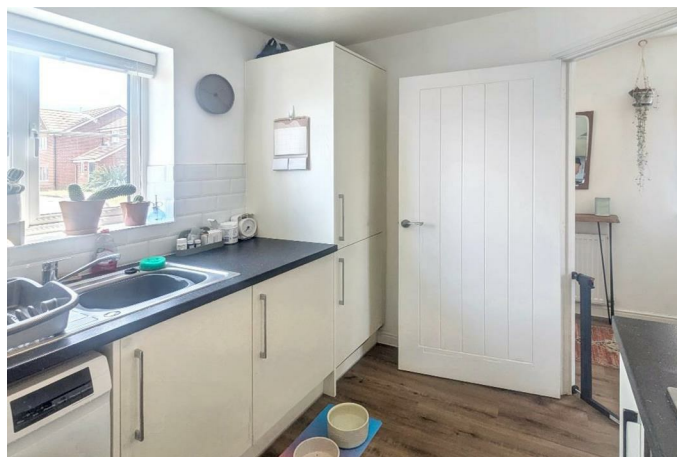
There is also opportunity to park on the gravel frontage of the property. Enter into a spacious and modern hallway creating a welcoming first impression and doubling as a handy space to hang coats and bags.

Lounge & Dining Room 13'7" x 14'3" (max) (4.165 x 4.350 (max))



Lovely open plan lounge & dining room with patio doors letting in ample light and providing distant rural views.

Kitchen 9'10" x 7'10" (3.014 x 2.391)



Modern, well appointed kitchen with gas hob, stainless steel sink and drainer and electric oven. Views out the front of the property.

Downstairs WC 5'9" x 3'4" (1.766 x 1.035)



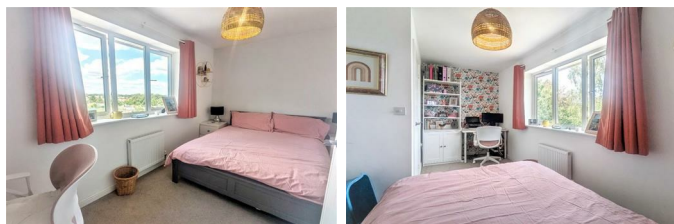
Funky downstairs WC with modern toilet and basin. Convenient for guests.

Master Bedroom 13'8" x 9'8" (4.167 x 2.961)



A generous master room with plenty of space for a king sized bed and any additional furniture.

Second Bedroom 13'8" x 8'4" (max) (4.179 x 2.549 (max))



Another generous double room that is also currently used as an office space. Beautiful views over the allotments to the rear and out over Nuneaton.

Family Bathroom 6'10" x 6'4" (2.086 x 1.953)

Good sized family bathroom with shower over bath, sink and toilet.

Garden



Stylish garden with paving and fences making it perfect for dog owners. Side access for bins. Views over allotment to rear and beyond, rural views. A lovely sun trap to enjoy some outdoors time.

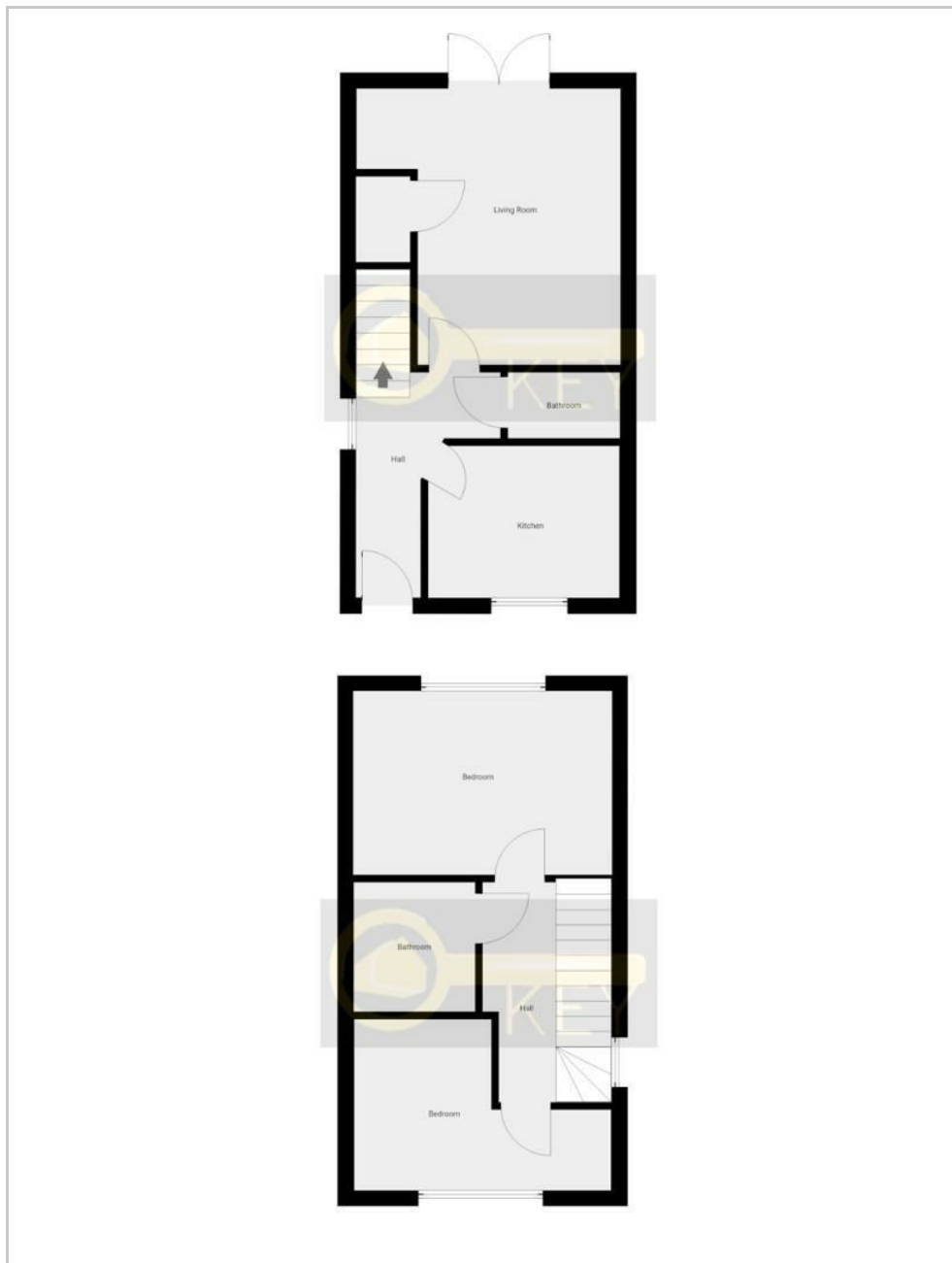
Agents Notes

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.

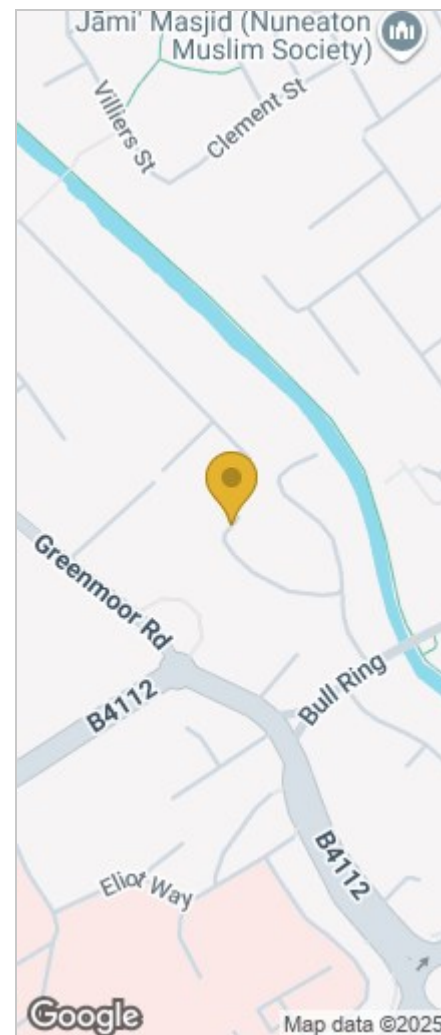
Rental Yield

Approx £900 pcm

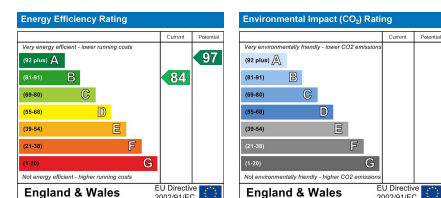
Floor Plan



Area Map



Energy Efficiency Graph



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