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For Sale

Tel: 024 7635 7645



£250,000

13 The Lynch, Attleborough, Nuneaton CV11 4LQ



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E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Key Estate Agents are delighted to present for sale this charming two-bedroom semi-detached bungalow, located in a highly desirable and peaceful residential area just a short distance from Attleborough Green. This bungalow offers excellent potential and, with some modernisation, could become an ideal family residence or a peaceful retirement retreat. The accommodation comprises a bright and airy lounge, a well-proportioned kitchen, a separate utility room, two generous bedrooms, and a shower room. Externally, the property boasts a sunny, predominantly lawned garden—perfect for gardening enthusiasts—as well as a private driveway providing off-street parking and a garage. Early viewing is highly recommended to fully appreciate the space, location, and potential this wonderful property has to offer.

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

Entrance

Enter via front door leading to a hallway. Doors leading to the lounge, master bedroom, second bedroom, bathroom and kitchen.

Living Room

13'9" x 12'11" (4.204 x 3.95)

Double glazed window to front making the room nice and light, radiator.

Kitchen

11'11" x 10'5" (3.652 x 3.177)

Fitted kitchen comprising range of matching wall and base units, stainless steel sink and drainer unit, space for washing machine, oven and fridge. Large pantry ideal for more storage. Double glazed window to rear overlooking the rear garden, radiator, door to utility room.

Utility Room

Useful utility room with work surface and storage space, door leading to rear garden.

Bedroom One

10'11" x 12'0" (3.345 x 3.666)

Double glazed window to front, radiator, built in wardrobes.

Bedroom Two

11'11" x 10'11" (3.640 x 3.349)

Double glazed sliding doors to rear leading into rear garden, radiator.

Shower Room

8'1" x 6'11" (2.474 x 2.132)

Shower stall, low level WC, wash hand basin, double glazed frosted window to rear.

Garden

Mainly laid to lawn with paved patio areas, fenced surround.

Driveway and Garage

Space for one vehicle. Garage has power and light with and up and over door to front.

Rental Yield

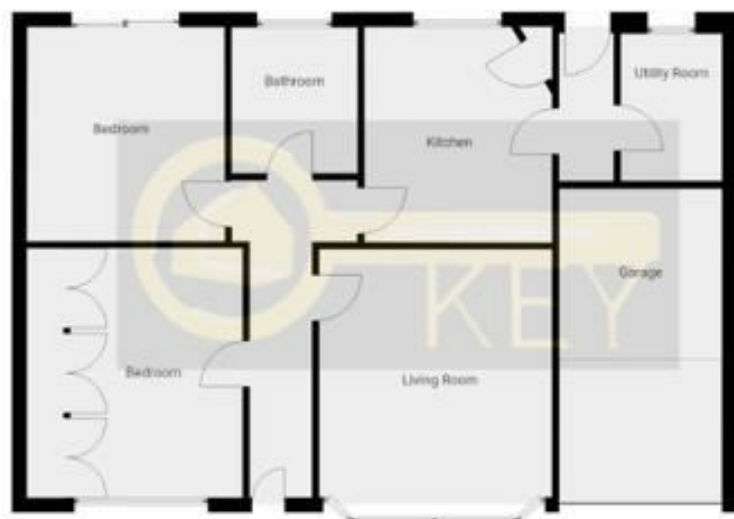
We would suggest refurbishment to achieve a rental figure of £1100.

Agent Notes

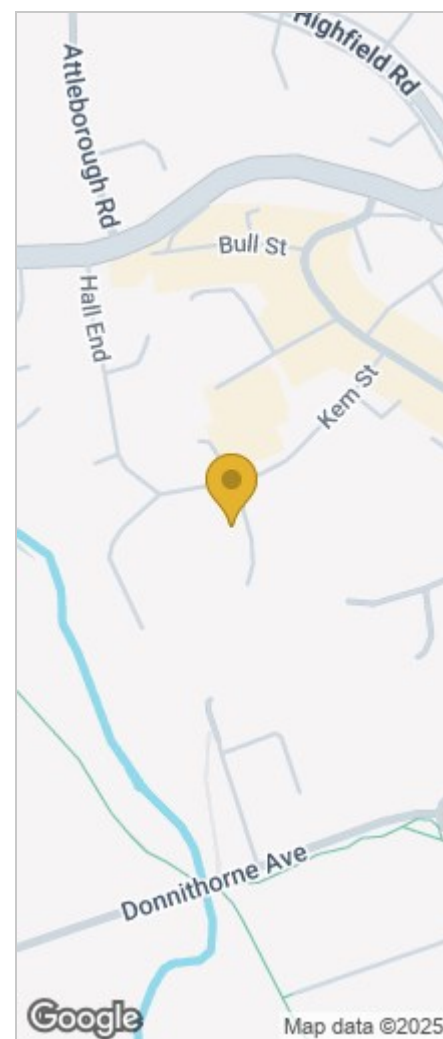
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated 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.



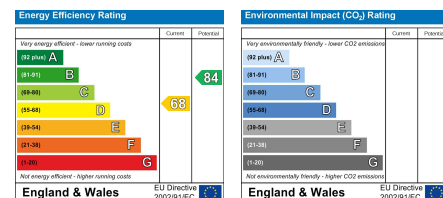
Floor Plan



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

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