



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£190,000

93 Dugdale Street, Nuneaton CV11 5QP



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

A fantastic opportunity to purchase this beautifully presented two bedroom semi-detached home, ideally located within walking distance of Nuneaton town centre, schools and local amenities.

The property offers a welcoming living room, a spacious open plan kitchen diner perfect for entertaining, and a separate utility room. Upstairs features two double bedrooms and a recently renovated bathroom and handy storage on the landing. Outside, there is a lovely south west facing rear garden, allowing for plenty of sun and a decking area, ideal for outdoor dining, with the remainder mainly laid to lawn.

An ideal home for first time buyers, small families or investors - viewing is highly recommended.

EPC: TBC
Council Tax Band A
Tenure: Freehold

Entrance



Enter to the side via the main front door into a hallway leading to the living and dining room.

Lounge 11'9" x 11'1" (3.6 x 3.4)



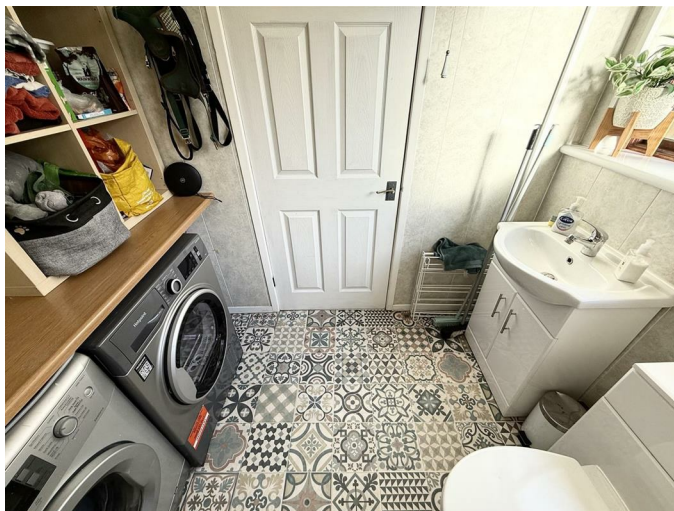
Welcoming living room with feature fire and large window to front aspect.

Kitchen/Diner 25'7" x 11'9" (7.8 x 3.6)



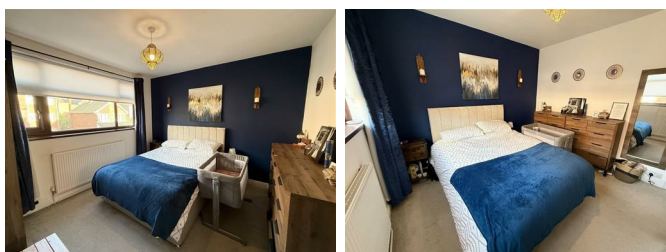
Spacious kitchen diner with plenty of wall and base units, access to the back garden and two rear aspect windows.

Utility Room 8'5" x 4'11" (2.59 x 1.5)



With low level WC, vanity unit and space for washing machine and dryer.

Bedroom One 11'10" x 11'2" (3.61 x 3.42)



Large double bedroom with front aspect window.

Bedroom Two 12'0" x 8'10" (3.68 x 2.7)



Second double bedroom with storage cupboard and window to rear aspect.

Bathroom 8'2" x 7'10" (2.5 x 2.4)



Recently renovated bathroom with large bath tub, shower cubicle, basin and low level wc.

Hallway



With handy built in mirrored wardrobes.

Garden



South west facing garden with patio and decking area and large grass area.

Rental Yield

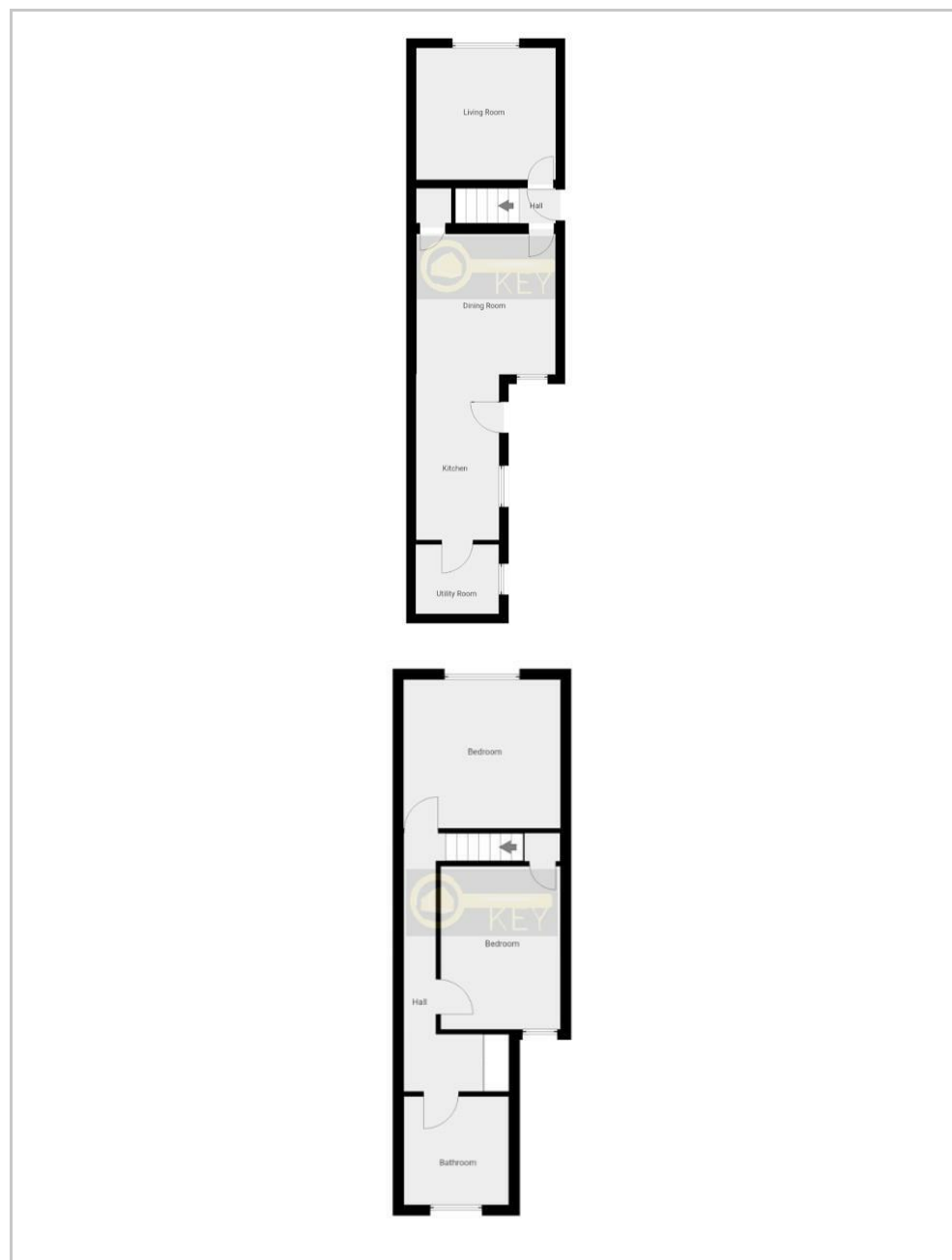
£850-£900PCM

Agents Notes

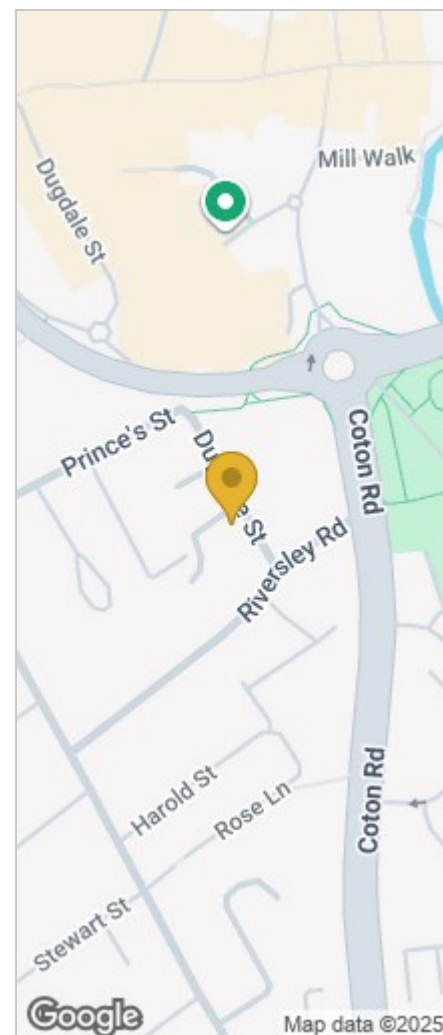
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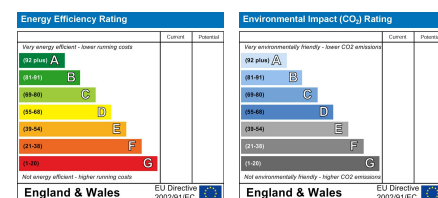
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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