



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£1,100 Per Month

78 Ansley Common, Nuneaton CV10 0QD



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

A recently renovated three bedroom property located in the popular area of Ansley Common. The home has been freshly decorated throughout and benefits from new carpets, making it the perfect family home.

Downstairs you will find a spacious lounge, separate dining room and a good sized kitchen. Upstairs benefits from two double bedrooms and a large single bedroom. The bathroom has been newly fitted and includes shower over bath. Externally, there is a generous rear garden, mainly laid to lawn -ideal for families or those wanting outdoor space.

Contact us now to arrange a viewing!

EPC - E
Council Tax Band - A
Holding Deposit £253
Security Deposit £1269
No Deposit Option Available

Entrance



Enter via a part glazed UPVC door into an entrance way.

Dining Room 9'11" x 10'11" (3.04 x 3.33)



Good sized versatile space, with front aspect window, new carpets and freshly painted walls.

Lounge 11'5" x 16'10" (3.49 x 5.15)



Spacious lounge with double aspect windows and feature gas fire.

Kitchen 13'3" x 5'6" (4.04 x 1.69)



Smart kitchen with wall and base units, rear aspect window and access to the back garden.

Master Bedroom 13'10" x 9'1" (4.22 x 2.79)



Great sized double bedroom with front aspect window and built in storage cupboard.

Bedroom Two 11'5" x 11'7" (3.48 x 3.55)



Well proportioned double bedroom with front aspect window and built in storage cupboard.

Bedroom Three 9'4" x 7'9" (2.87 x 2.37)



Great sized single bedroom with built in storage cupboard and rear aspect window.

Bathroom 7'10" x 5'2" (2.4 x 1.6)



recently renovated bathroom with three piece suite, including shower over bath

Garden



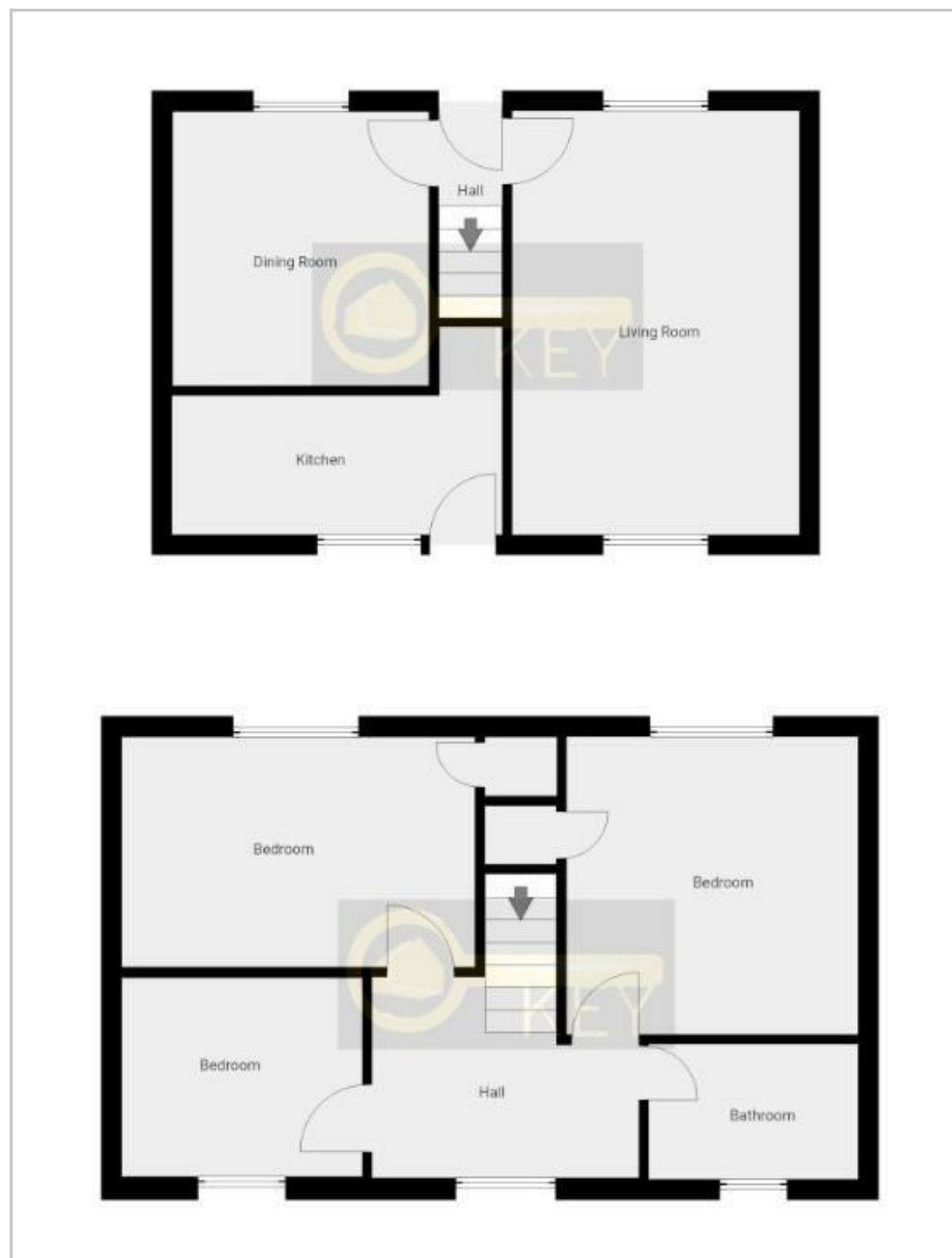
Large garden with patio area and mainly laid to lawn.

Agents Notes

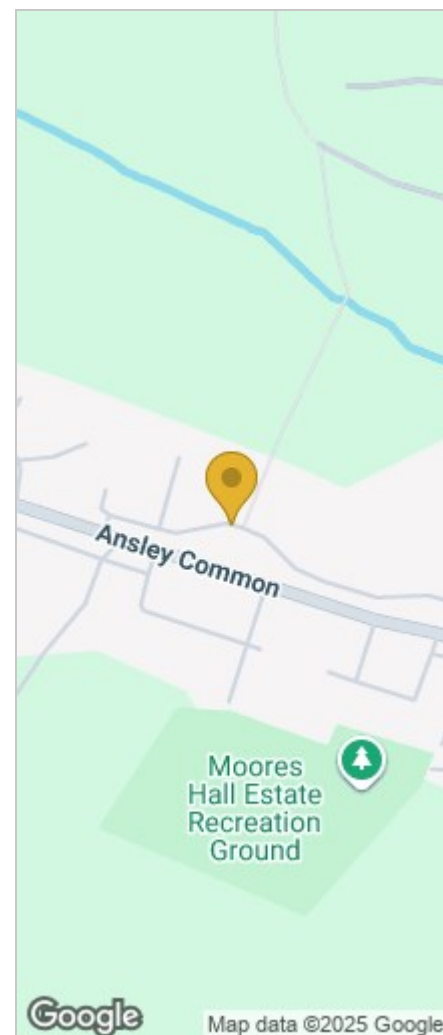
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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

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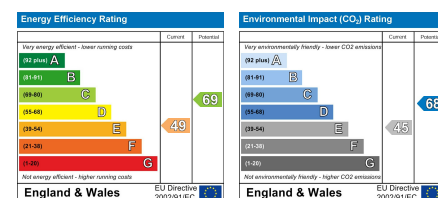
Floor Plan



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.

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