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**£195,000**

53 St Lawrence Road, Ansley, Nuneaton CV10 9PW



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KEY ESTATE AGENTS

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Welcome to St Lawrence Road, Ansley, Nuneaton - a quiet, village that could be the setting for your new home! This larger than average semi detached house, sits on a corner plot with ample outdoor space. The property comprises of two reception rooms, a well appointed kitchen, family bathroom and three good sized bedrooms. Outside there is a driveway and a detached garage. An ideal home for a new or growing family, this property holds vast amounts of potential. Give us a call now to secure a viewing on your new home!

EPC: C

Tenure: Freehold

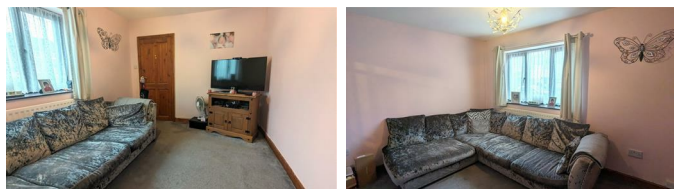
Council Tax Band: B

### Entrance



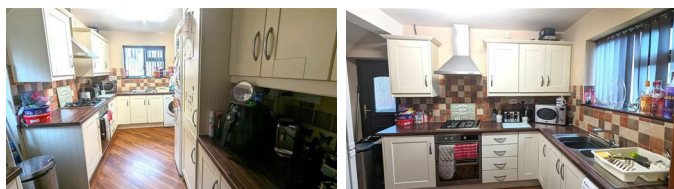
Entrance via UPVC glazed door into hallway leading to living room and kitchen. Stairs leading to first floor.

### Living Room 12'8" x 9'7" (3.866 x 2.941)



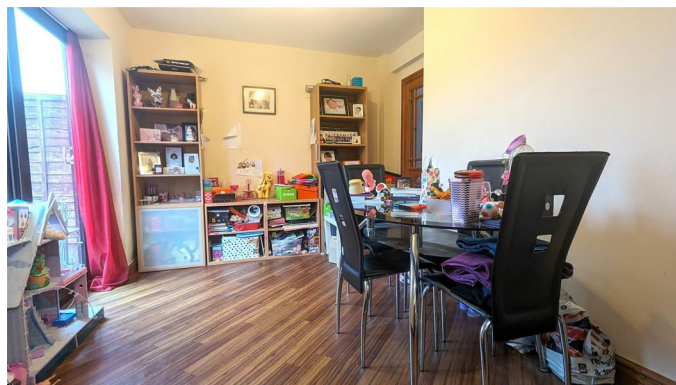
Good sized living room with large window to front aspect allowing for plenty of light, door leading to the dining area.

### Kitchen 15'4" x 7'8" (4.682 x 2.344)



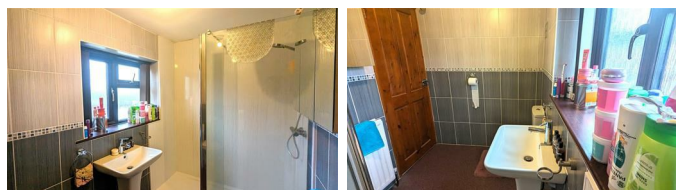
Well appointed kitchen with integrated oven and gas hob. Space for a fridge freezer and washing machine. Open arch leading to the hallway and UPVC glazed door to the side garden.

### Dining Room 12'7" x 9'10" (3.849 x 3.018)



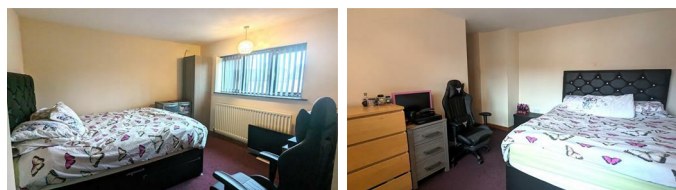
Spacious and light dining room with French doors leading to the garden.

### Bathroom 5'6" x 8'0" (1.682 x 2.454)



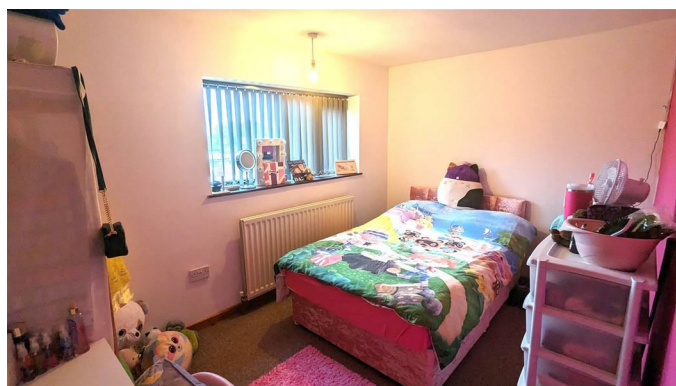
Modern bathroom with walk in shower, basin and WC.

### Bedroom 1 12'1" x 8'3" (3.699 x 2.525)



Good sized double bedroom with window overlooking the garden.

### Bedroom 2 11'6" x 10'2" (3.513 x 3.100)



Large double room with window to the front aspect.

### Bedroom 3 6'9" x 10'2" (2.074 x 3.101)



Single bedroom with window to the front aspect.

### Garden



Large wrap around garden mainly laid to lawn with patio area.

### Garage and Driveway



Detached single garage and driveway space for multiple vehicles.

### Rental Yield

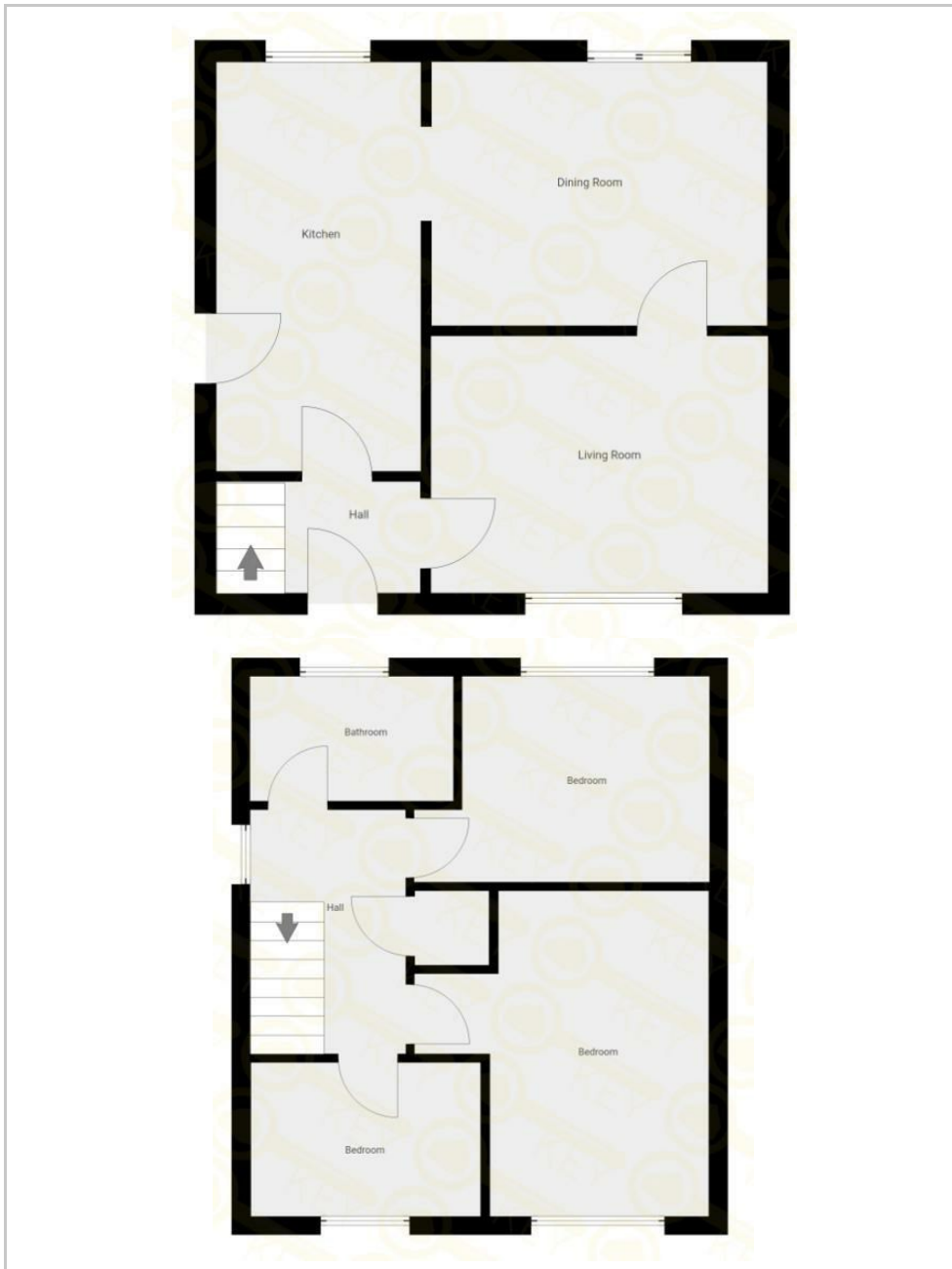
£850-£950 PCM

### Agents Notes

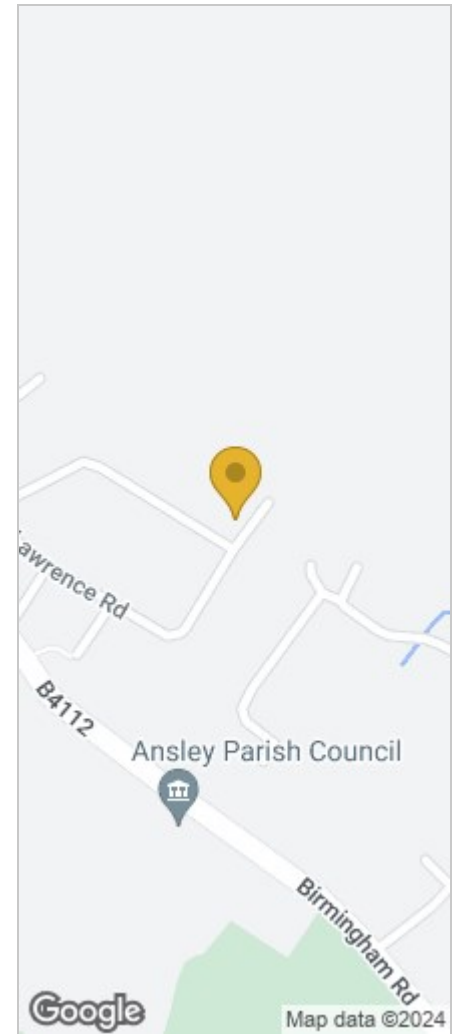
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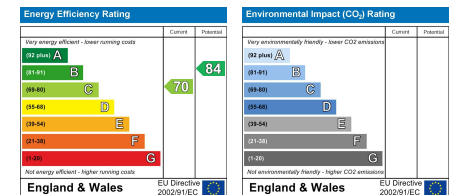
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

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