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£195,000

53 St Lawrence Road, Ansley, Nuneaton CV10 9PW



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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

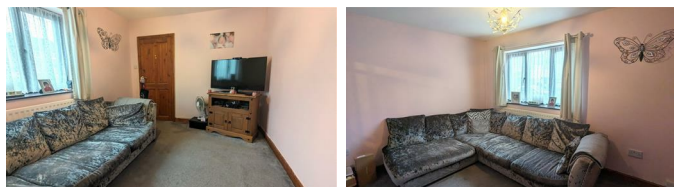
Council Tax Band: B

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)



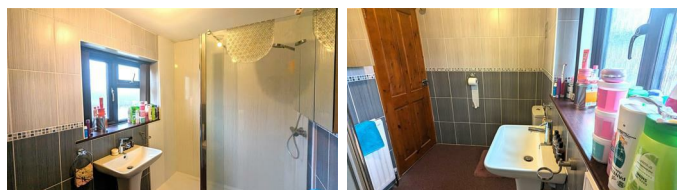
Well appointed kitchen with integrated oven and gas hob. Space for a fridge freezer and washing machine. Open arch leading to the hallway and UPVC glazed door to the side garden.

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



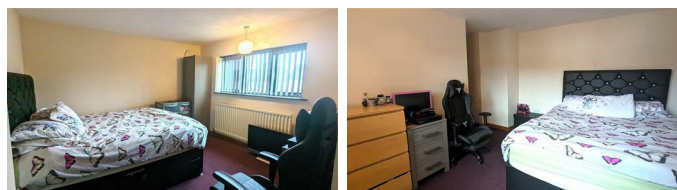
Spacious and light dining room with French doors leading to the garden.

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



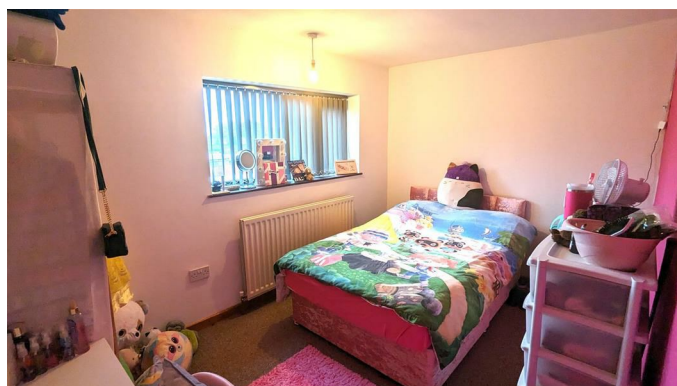
Modern bathroom with walk in shower, basin and WC.

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

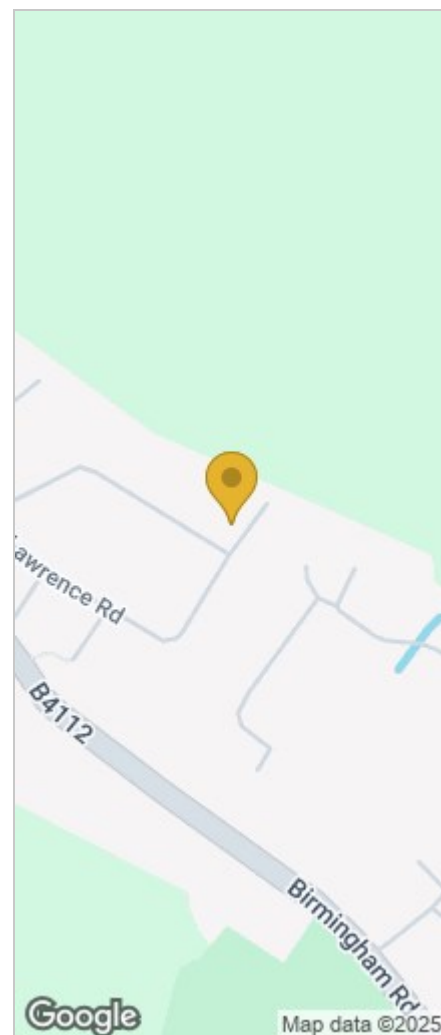
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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

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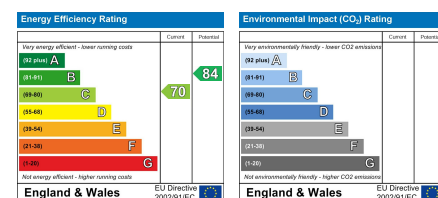
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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