



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£220,000

44 Beaumont Road, Town Centre, Nuneaton CV11 5HF



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

*** A MUST VIEW! ***

This charming property boasts a welcoming frontage with an arched porch, a beautiful bay window, and a large paved driveway offering space for at least three cars, plus convenient gated side access.

Step inside to a good-sized hallway with a staircase and under-stairs storage. The heart of the home is a modern, stylish, and generous open-plan kitchen diner and lounge. It features gloss white wall and floor units with elegant gold handles, built-in oven and gas hob, and two large windows that flood the space with sunlight and offer lovely views of the garden. There's ample room for an extendable table, making it perfect for entertaining. Connected via an open archway is a generous and calming lounge area with a feature bay window.

Upstairs, the master bedroom is located at the front of the property and is a well-proportioned double room with plenty of space for furniture. The second bedroom is a generous double with space for a double bed, large wardrobe, and additional furniture, offering lovely views out over the beautiful garden. A handy third room provides a versatile space, ideal as a guest room, office, or single bedroom. The well-presented, modern bathroom features a shower over the bath, modern tiles, a vanity sink unit, and a toilet.

The property also includes a delightful garden reminiscent of a "secret garden" with various zones, mature shrubs and flowers, a pond, a patioed seating area, and a secluded seating area at the top of the garden accessed by a winding path and even provides space for chickens!

A beautiful home that will be sure to be snapped up quickly!

Council Tax band: B

EPC: D

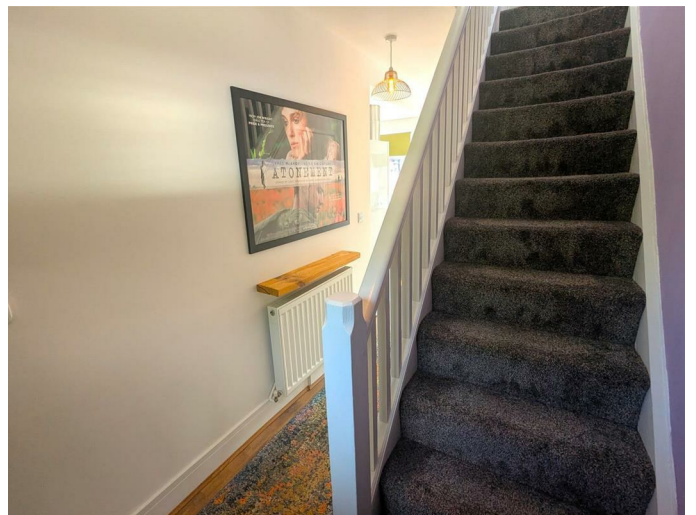
Tenure: Freehold

Entrance



Large paved driveway for at least 3 cars leads to the beautiful frontage of this property. With arched porch leading to the door, beautiful bay window and gated side access.

Hallway



A good sized hallway with staircase, under stairs storage gives a welcoming entrance into the property.

Kitchen & Dining Area 17'0" x 10'4" (5.197 x 3.165)



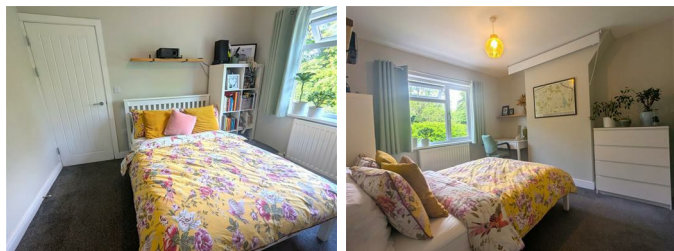
Modern, stylish and generous kitchen diner with open plan layout. Gloss white wall and floor units with gold handles. Two large windows letting in ample sunlight and allowing beautiful views out to the lovely garden. Built in oven and gas hob. Space for extendable table and chairs next to kitchen area making this the perfect space for entertaining.

Lounge 10'10" x 10'10" (3.324 x 3.326)



A generous and calming lounge area with feature bay window allowing in lots of daylight. Connect to the kitchen & dining area via an open archway but with secluded, cosy feel.

Master Bedroom 10'11" x 10'8" (3.346 x 3.263)



Master bedroom located to the front of the property. A well proportioned room with ample space for all your furniture.

Second Bedroom 10'5" x 10'11" (3.181 x 3.348)

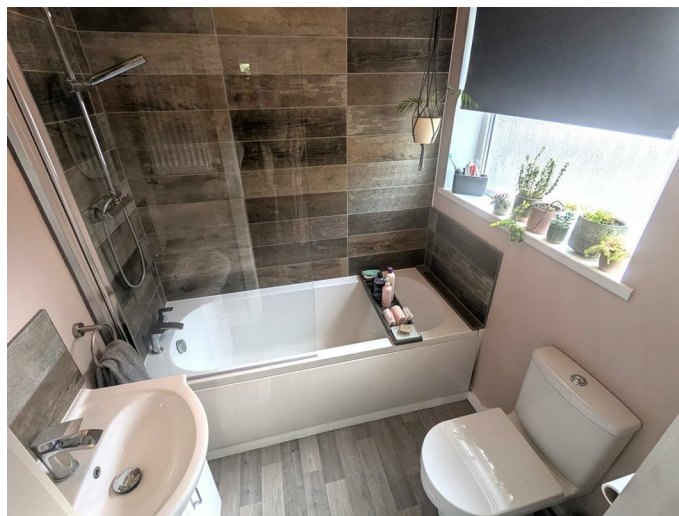


A generous double with space for bed, large wardrobe and additional furniture. Views out over the beautiful garden.

Third Bedroom 7'11" x 6'0" (2.425 x 1.843)

Handy third room perfect as a guest space, office or single bedroom.

Bathroom 5'5" x 5'8" (1.671 x 1.738)



Well presented, modern bathroom with shower over bath, modern tiles surround, vanity sink unit and toilet.

Garden



A lovely space with a variety of zones giving it a secret garden feel. An array of mature shrubs and flowers, a pond, patioed seating area and secluded seating area at the top of the garden with winding path leading up to it. Side access for bins.

Rental Yield

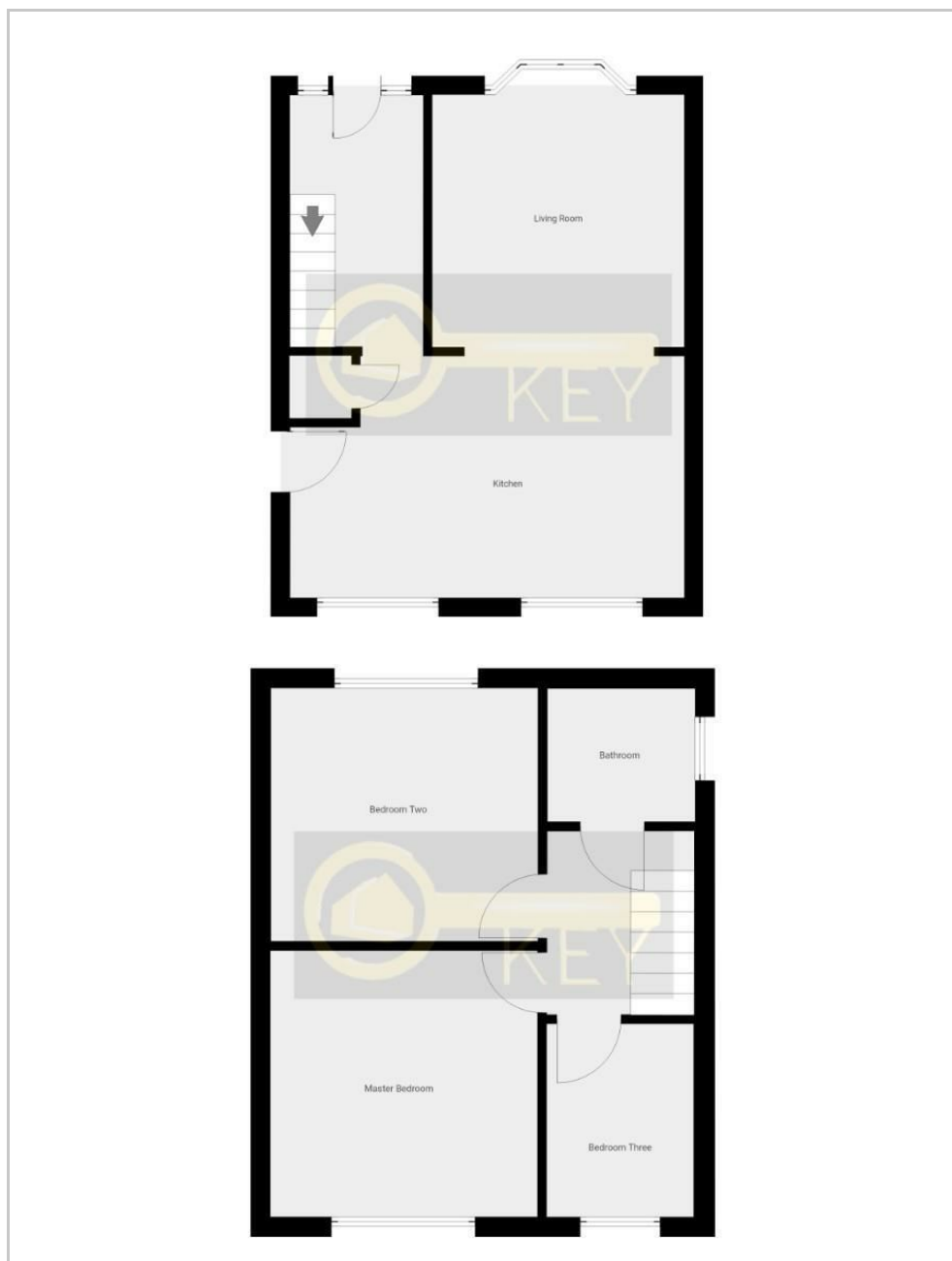
Approx. £1100 pcm

Agents notes

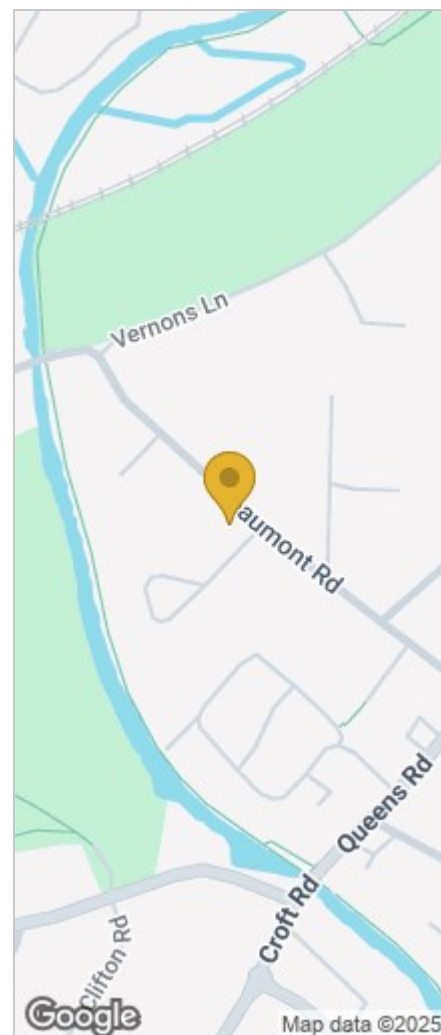
We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated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

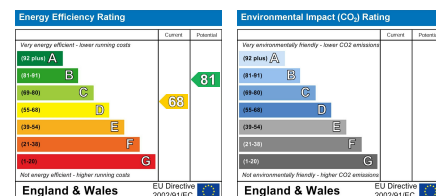
Floor Plan



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

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



Zoopla.co.uk



rightmove



These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact. Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



024 7635 7645