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For Sale

Tel: 024 7635 7645



£121,000

33 Acacia Road, Camp Hill, Nuneaton CV10 9AB



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KEY ESTATE AGENTS

Website: www.keystateagents.com

33 Acacia Road

Camp Hill, Nuneaton CV10 9AB

£121,000



- **Freehold semi-detached residence enjoying end of cul-de-sac position**
- **Offered for sale with no upward chain and vacant possession**
- **Excellent renovation and modernisation opportunity**
- **Generous plot with scope to extend (subject to planning)**
- **Full-depth lounge providing spacious living accommodation**
- **Kitchen with access to side lean-to**
- **Two double bedrooms to the first floor**
- **Bathroom with separate WC**
- **Wide block-paved driveway for two vehicles**
- **Additional gated driveway with further parking and hard standing**

Pleasantly positioned at the end of a cul-de-sac, this is an excellent opportunity to acquire a freehold semi-detached residence, offered for sale with no upward chain and vacant possession. The property requires a degree of modernisation and updating but offers first-class potential throughout.

Occupying a generous plot, the home provides scope for future extension (subject to the usual planning permissions) and would be ideally suited to investors, renovators, or first-time buyers looking for a project with long-term value.

The accommodation briefly comprises an entrance hall with stairs to the first floor, a study/utility room, a full-depth lounge, and a kitchen with access into a side lean-to. To the first floor are two double bedrooms, a bathroom, and a separate WC.

Outside, the property enjoys a wide block-paved driveway providing off-road parking for two vehicles, with an additional gated driveway to the side offering further car access and hard standing. The rear garden features a paved patio, established trees, shrubs, and excellent scope for landscaping.

Overall, this is a superb renovation project offering great potential, generous outdoor space, and a cul-de-sac location.

Entrance hall

Study/Utility

8'9 x 7'1 (2.67m x 2.16m)

Lounge

16'9 x 9'9 (5.11m x 2.97m)

Kitchen Diner

12'2 x 9'2 (3.71m x 2.79m)

Side lean-to

18'1 6'1 (5.51m 1.85m)

First floor landing

Bedroom 1

16'9 x 9'4 (5.11m x 2.84m)

Bedroom 2

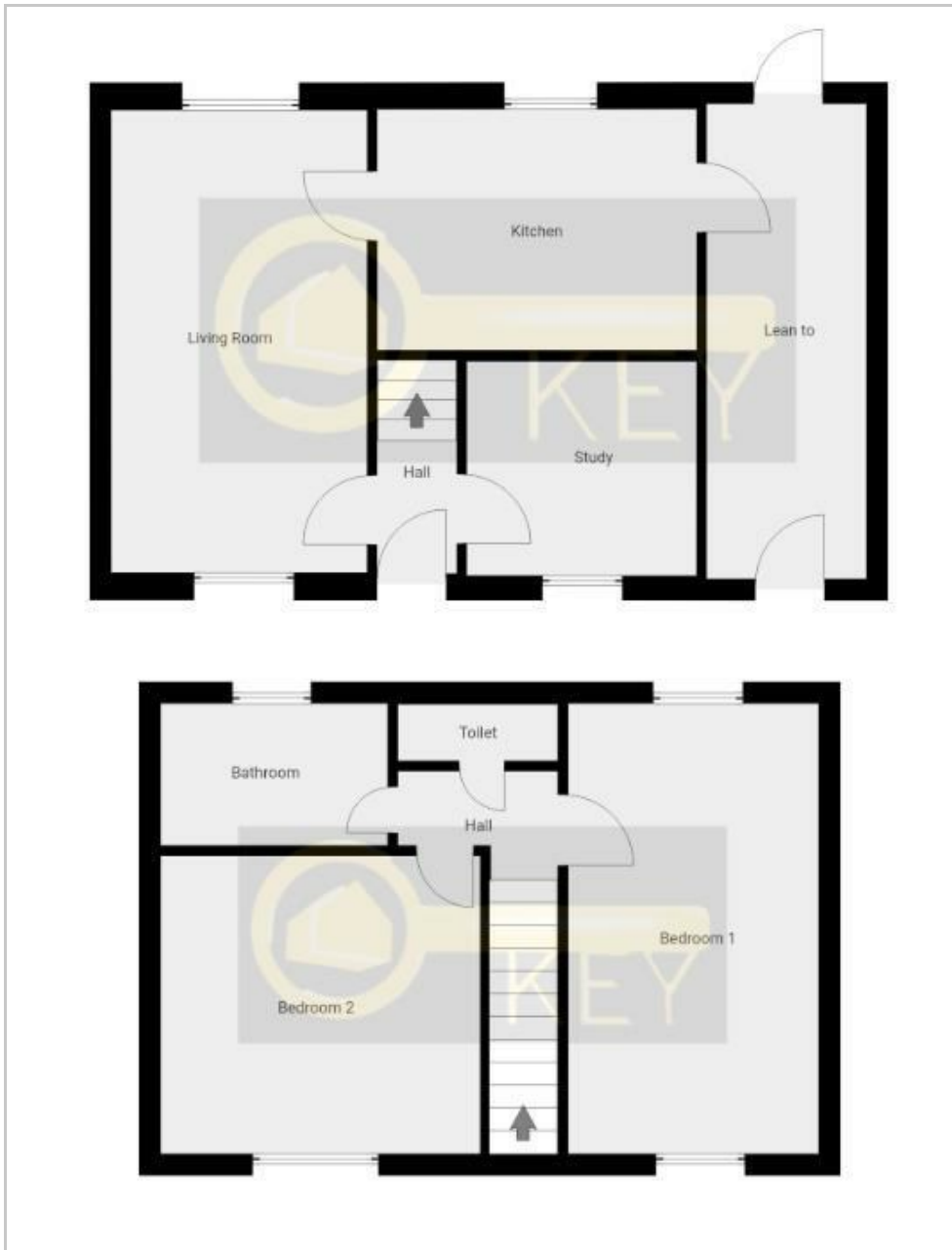
11'1 x 11' 1 (3.38m x 3.35m 0.30m)

Separate toilet

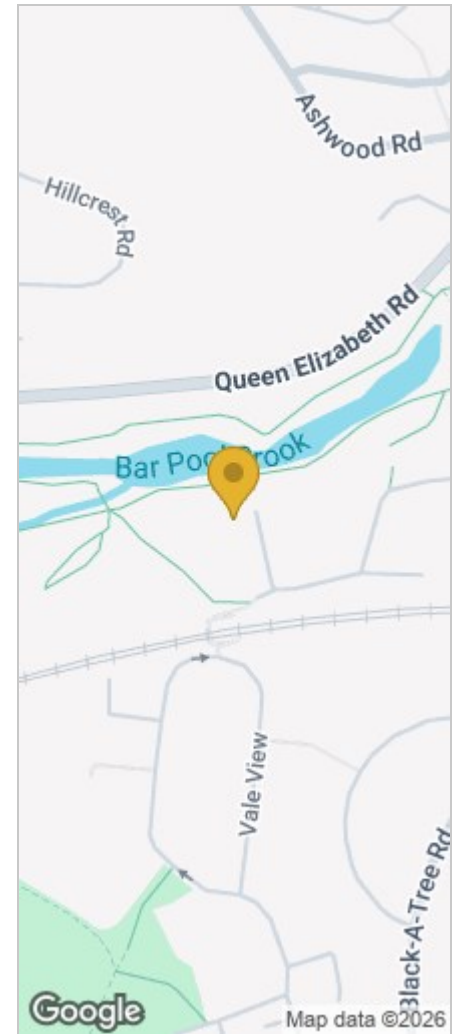
Bathroom



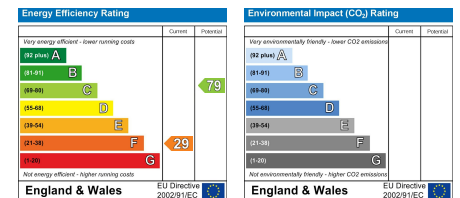
Floor Plan



Area Map



Energy Efficiency Graph



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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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KEY Estate Agents

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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.



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