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For Sale

Tel: 024 7635 7645



Offers Over £250,000



255 Nuneaton Road, Bulkington, Bedworth CV12 9RZ

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KEY ESTATE AGENTS

Website: www.keyestateagents.com

- **'SUBSTANTIALLY REDUCED FOR IMMEDIATE SALE' No upward chain and vacant possession**
- **Highly sought-after residential thoroughfare**
- **Spacious open-plan lounge and dining area**
- **Three bedrooms arranged over the first and second floors**
- **Driveway and car hardstanding for several vehicles, plus extensive rear garden**

'SUBSTANTIALLY REDUCED FOR IMMEDIATE SALE'

Key Estate Agents are pleased to offer for sale with no upward chain and vacant possession this traditional and substantially extended semi-detached residence, enjoying a pleasant open aspect to the rear and occupying a highly desirable position within this sought-after thoroughfare.

The property offers versatile and deceptively spacious accommodation arranged over three floors, making it an ideal opportunity for families, first-time purchasers or buyers looking to create their ideal home. An early internal inspection is highly recommended to fully appreciate the space and potential on offer.

The accommodation briefly comprises an entrance vestibule leading into a welcoming entrance hallway, with stairs rising to the first floor. There is a spacious open-plan lounge and dining area with walk-in bay window, together with a useful cloakroom/W.C. and separate utility room.

To the rear of the property is an extended breakfast kitchen, fitted with a comprehensive range of units and offering excellent potential for modern family living.

To the first floor, the landing provides access to two double bedrooms and a contemporary shower room. A further inner landing has stairs rising to the second floor, where the primary bedroom enjoys pleasing views across the surrounding countryside.

Outside, the property benefits from a front boundary wall with a driveway and car hardstanding providing parking for several

- **Traditional extended semi-detached residence**
- **Pleasant open aspect and countryside views to the rear**
- **Extended breakfast kitchen and separate utility room**
- **Contemporary shower room and useful ground-floor cloakroom/W.C.**
- **Tenure - Freehold. Local Authority - NBBC.**

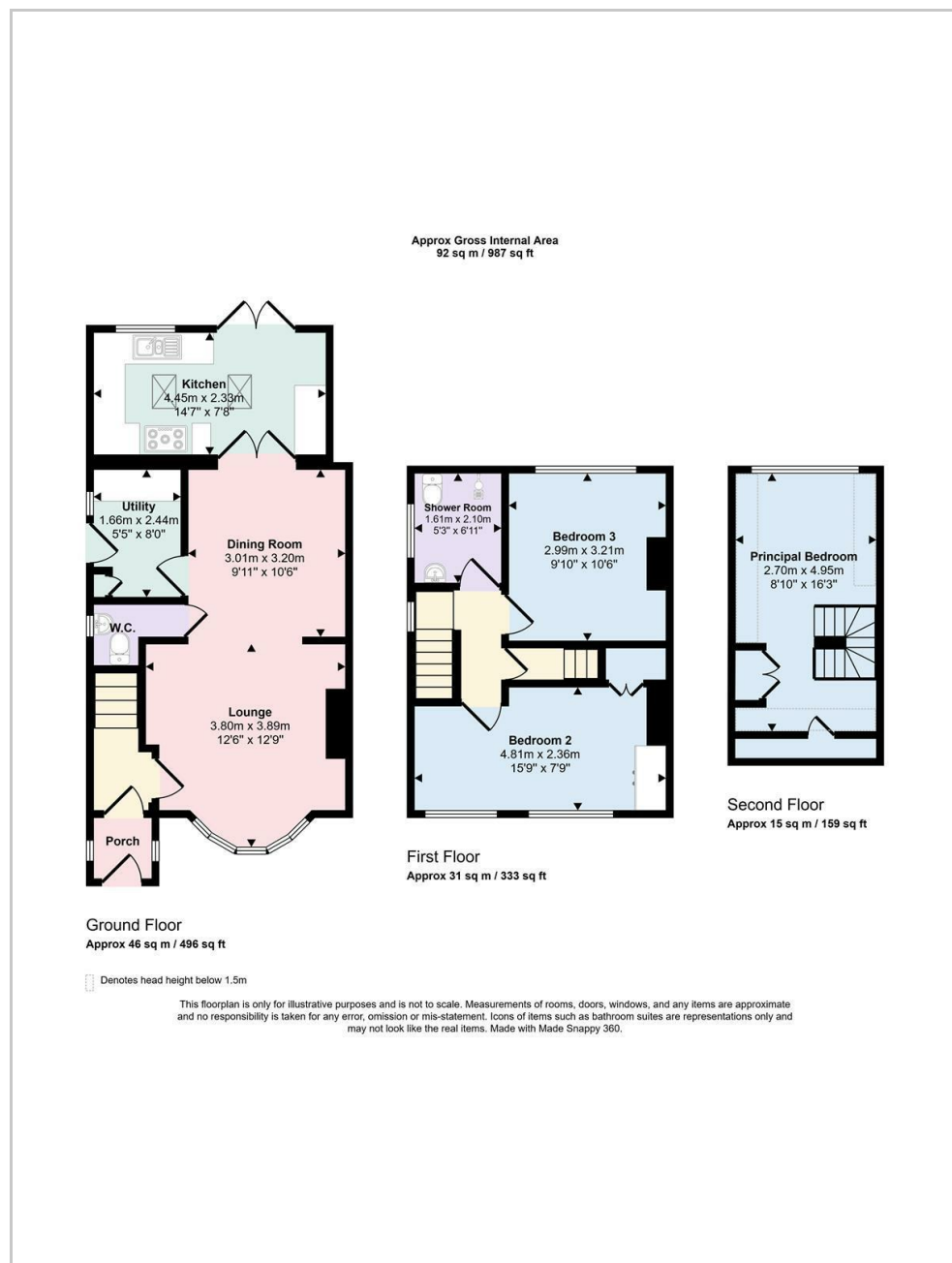
vehicles. Side pedestrian access leads through to an extensive rear garden, offering excellent outdoor space and further potential for landscaping and entertaining.

Overall, this is an excellent opportunity to acquire a spacious and extended family home in a highly regarded location, offered with the considerable benefits of no upward chain and vacant possession. Early inspection is highly recommended.

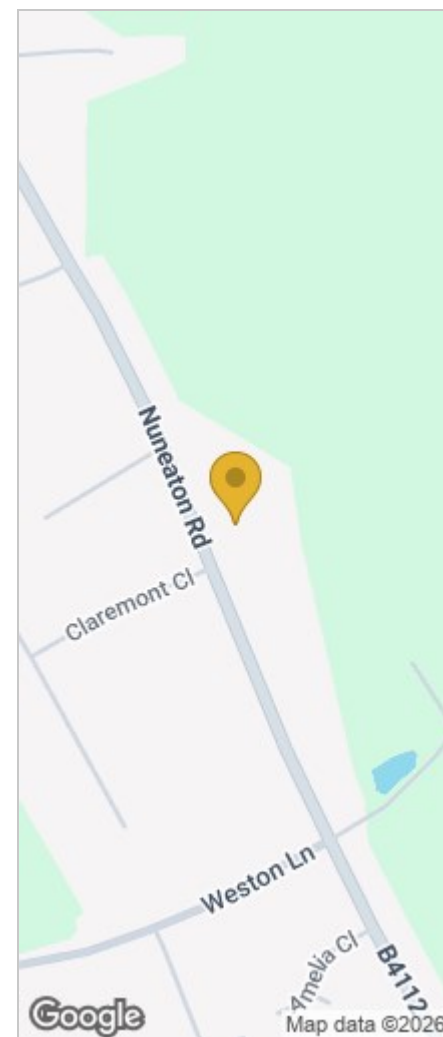
Agents Disclaimer

Agents Note: 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.

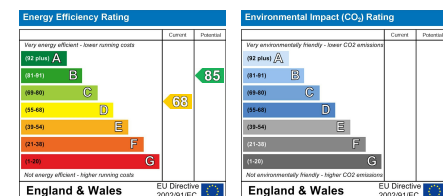
Floor Plan



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.

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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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