



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



Offers Around £150,000

401 Heath End Road, Nuneaton CV10 7HF



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Nuneaton CV10 7HF

Offers Around £150,000



- Freehold end-terraced residence
- Offered for sale with no upward chain and vacant possession
- Spacious dining kitchen with comprehensive range of units
- Excellent access to George Eliot Hospital, Nuneaton town centre and major road network
- Local Authority - NBBC
- Ideal first time purchase or investment opportunity
- Three bedroom accommodation
- Good sized rear garden not directly overlooked
- Tenure - Freehold
- EPC Rating - D

Ideally suited to first-time purchasers and investors alike, here is a great opportunity to acquire a freehold traditional end-terraced residence pleasantly situated along this popular thoroughfare, enjoying easy access to the George Eliot Hospital, Nuneaton town centre and excellent commuter links to major road and motorway networks.

The property is offered for sale with no upward chain and vacant possession, making it an ideal purchase for those seeking a straightforward transaction.

Benefiting from gas-fired central heating and UPVC double glazing throughout, the accommodation briefly comprises an entrance hall with staircase rising to the first floor, a separate lounge and a spacious dining kitchen fitted with a comprehensive range of base, drawer and wall units, providing ample storage and workspace.

Also situated on the ground floor is a family bathroom fitted with a three-piece suite.

To the first floor, the landing gives access to three bedrooms.

Outside, the property has a walled forecourt to the front, whilst side pedestrian access leads to a good sized rear garden which is not directly overlooked.

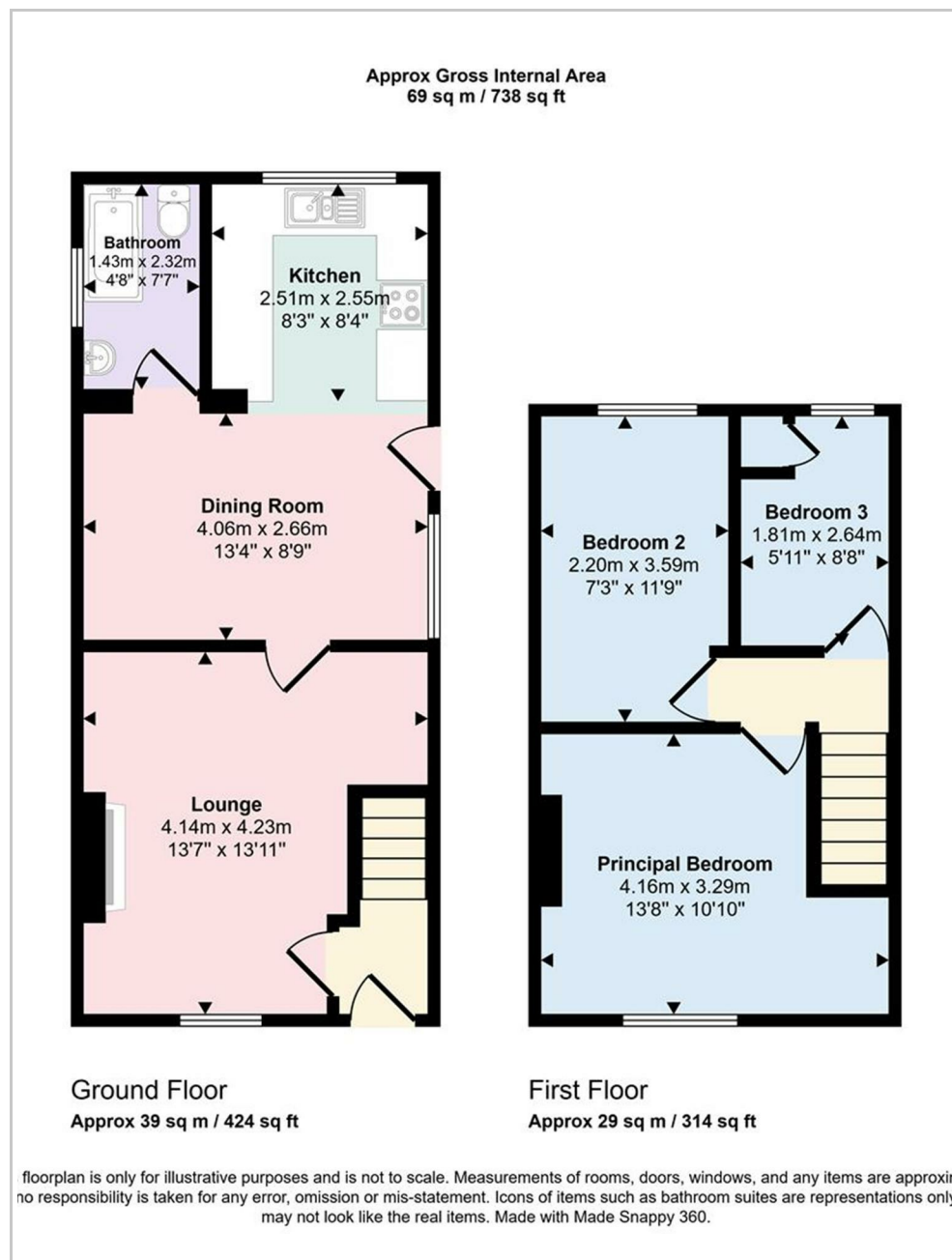
Overall, this is an excellent opportunity to acquire an affordable and well located home with generous accommodation, offered for sale with the significant benefit of no onward chain. Early viewing is highly recommended.

Agents Disclaimer

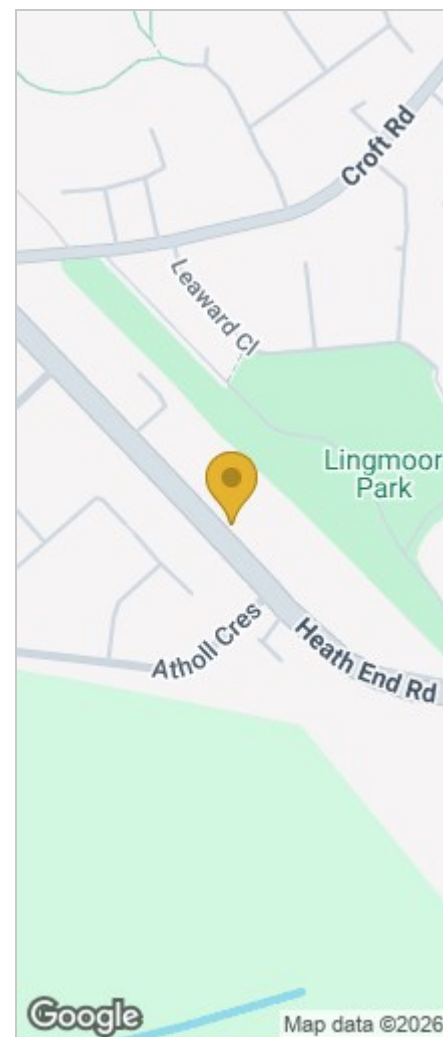
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



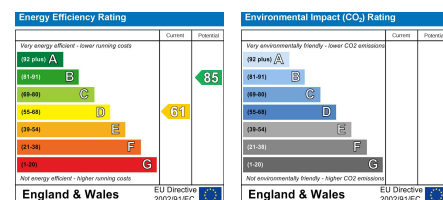
Floor Plan



Area Map



Energy Efficiency Graph



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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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