

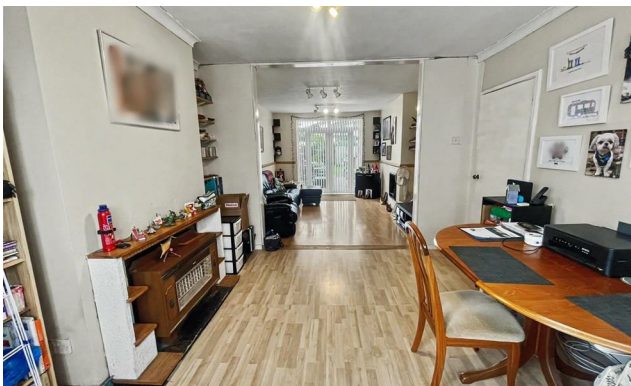


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For Sale

Tel: 024 7635 7645



Offers Around £180,000

82 Dorlecote Road, Nuneaton CV10 7AQ



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Nuneaton CV10 7AQ

Offers Around £180,000



- **Spacious freehold semi-detached residence**
- **Pleasant position overlooking green space**
- **Easy access to Bermuda Business Park and George Eliot Hospital**
- **Three bedrooms including two double bedrooms**
- **Good-sized rear garden with patio, lawn and useful outbuildings**
- **Ideally suited to first-time purchasers**
- **Convenient for Attleborough Green and Nuneaton town centre**
- **Spacious lounge combined dining room with inset feature fireplace**
- **Extensive block-paved driveway providing parking for several vehicles**
- **Tenure - Freehold. Local Authority - NBBC. EPC - C. Council tax band - A.**

Key Estate Agents are pleased to offer for sale this spacious freehold semi-detached residence, ideally suited to first-time purchasers and conveniently situated within easy reach of Attleborough Green, Nuneaton town centre, Bermuda Business Park and George Eliot Hospital. Occupying a pleasant position overlooking green space, the property offers well-proportioned accommodation, generous off-road parking and a good-sized rear garden with useful outbuildings.

The property benefits from gas central heating and uPVC double glazing and really must be viewed internally to appreciate the accommodation and potential on offer.

The accommodation briefly comprises a storm porch leading into a welcoming entrance hallway with stairs rising to the first floor. There is a spacious lounge combined dining room, with the lounge benefiting from French doors opening onto the rear patio and an attractive inset feature fireplace. The kitchen is positioned to the rear of the property.

To the first floor, the landing provides access to three bedrooms, comprising two good-sized double bedrooms and a further single bedroom, together with a shower room.

Outside, a particular feature is the extensive block-paved driveway, providing off-road parking for several vehicles. Side pedestrian access leads to a good-sized rear garden,

incorporating a paved patio area, lawn and a variety of useful outbuildings.

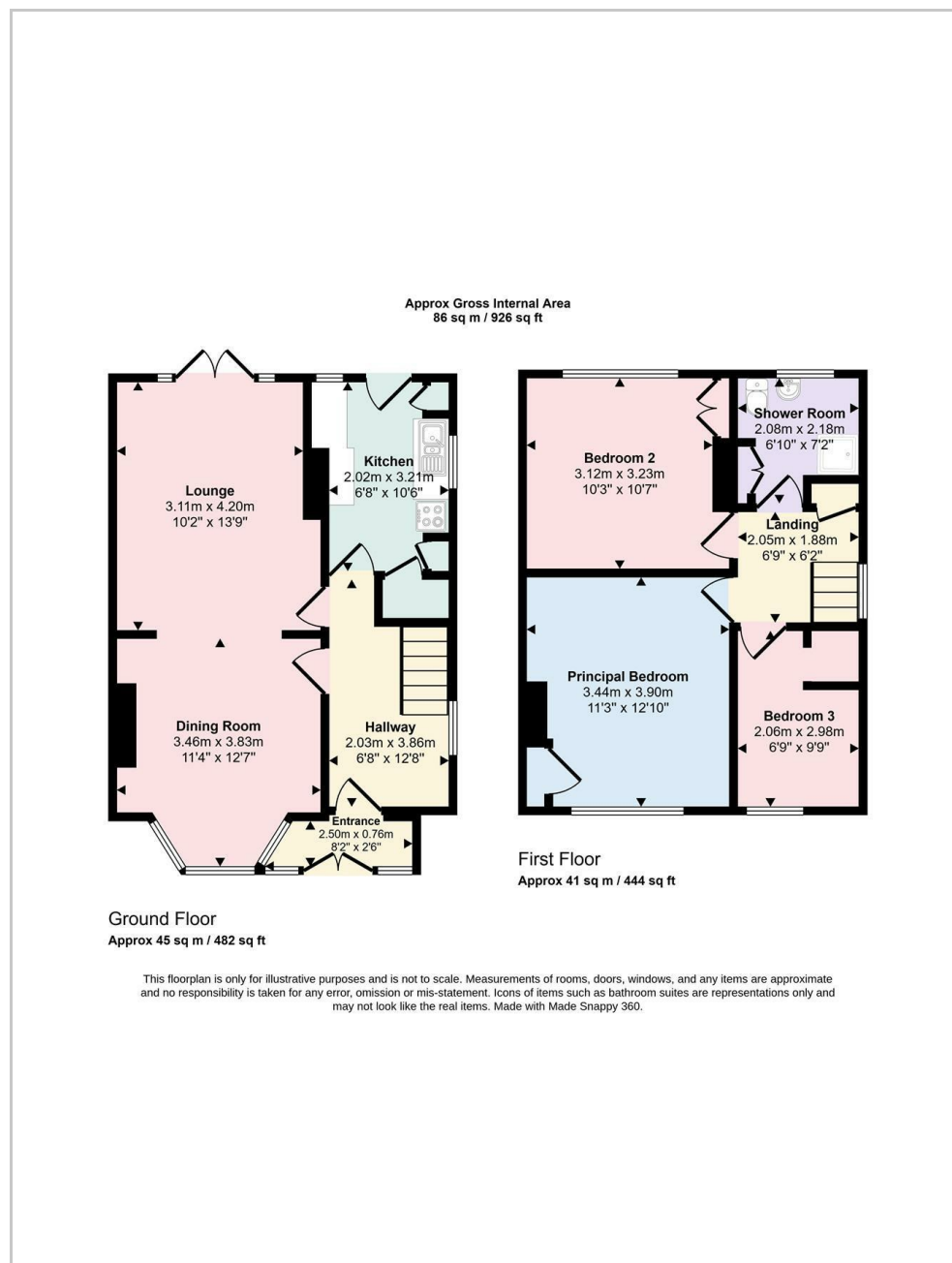
Overall, this is an excellent opportunity to acquire a well-positioned family home offering spacious accommodation, excellent parking and attractive outside space, making it particularly appealing to first-time buyers. Early internal inspection is strongly recommended.

Agents disclaimer

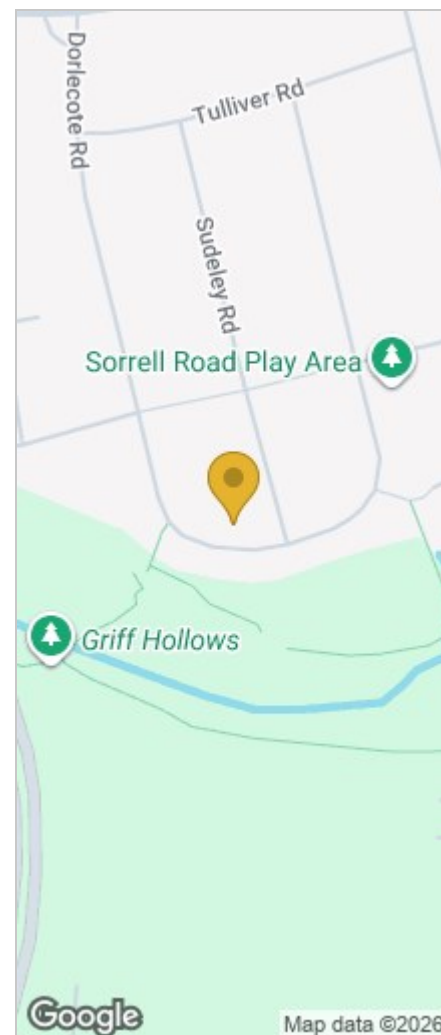
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



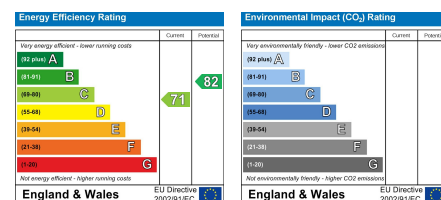
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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