



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



Offers Over £160,000

25 Beaumont Place, Town Centre, Nuneaton CV11 5HE



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Town Centre, Nuneaton CV11 5HE

Offers Over £160,000



- **No upward chain and vacant possession**
- **Excellent location within walking distance of Nuneaton town centre**
- **Three well-proportioned bedrooms**
- **Fitted kitchen and useful lean-to conservatory**
- **Gravelled driveway with side vehicular access to detached garage**
- **Traditional freehold semi-detached residence**
- **Ideal for first-time buyers, second-time movers and investors**
- **Two separate reception rooms**
- **Ground-floor cloakroom/W.C. and first-floor shower room**
- **Tenure - Freehold. Local Authority - NBBC. EPC - C. Tax band - B.**

Key Estate Agents are pleased to offer for sale this excellent opportunity to acquire a traditional freehold semi-detached residence, offered with no upward chain and vacant possession, ideally situated within a few minutes' walk of Nuneaton town centre and within this popular and well-regarded residential vicinity.

The property offers spacious and versatile accommodation and represents an excellent opportunity for first-time purchasers, second-time movers and investors alike. Whilst offering scope for some updating, the property provides a superb foundation for someone looking to create an attractive family home or investment property in a convenient location.

The accommodation briefly comprises an entrance hallway leading to two separate reception rooms, together with a fitted kitchen and useful lean-to conservatory. A ground-floor cloakroom/W.C. provides additional convenience.

To the first floor, the landing gives access to three bedrooms and a separate shower room.

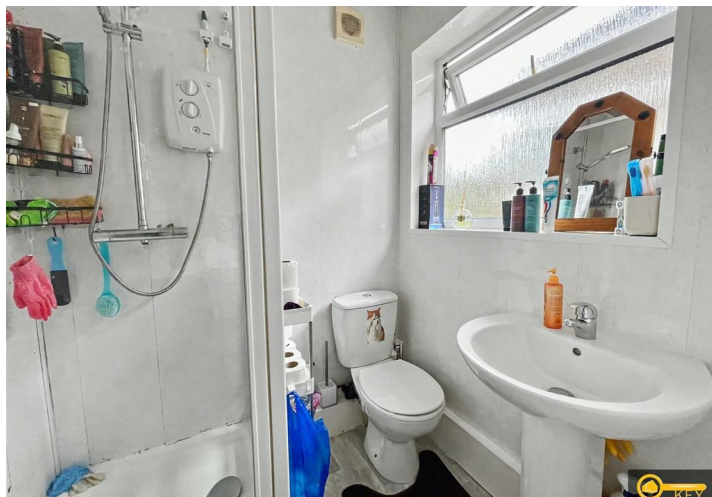
Outside, the property benefits from a gravelled driveway providing off-road parking, with side vehicular access leading through to a detached garage, offering valuable additional parking, storage or workshop space.

The convenient location provides easy access to Nuneaton town centre, local shops, amenities, schools and transport links, making this an appealing proposition for a wide range of buyers.

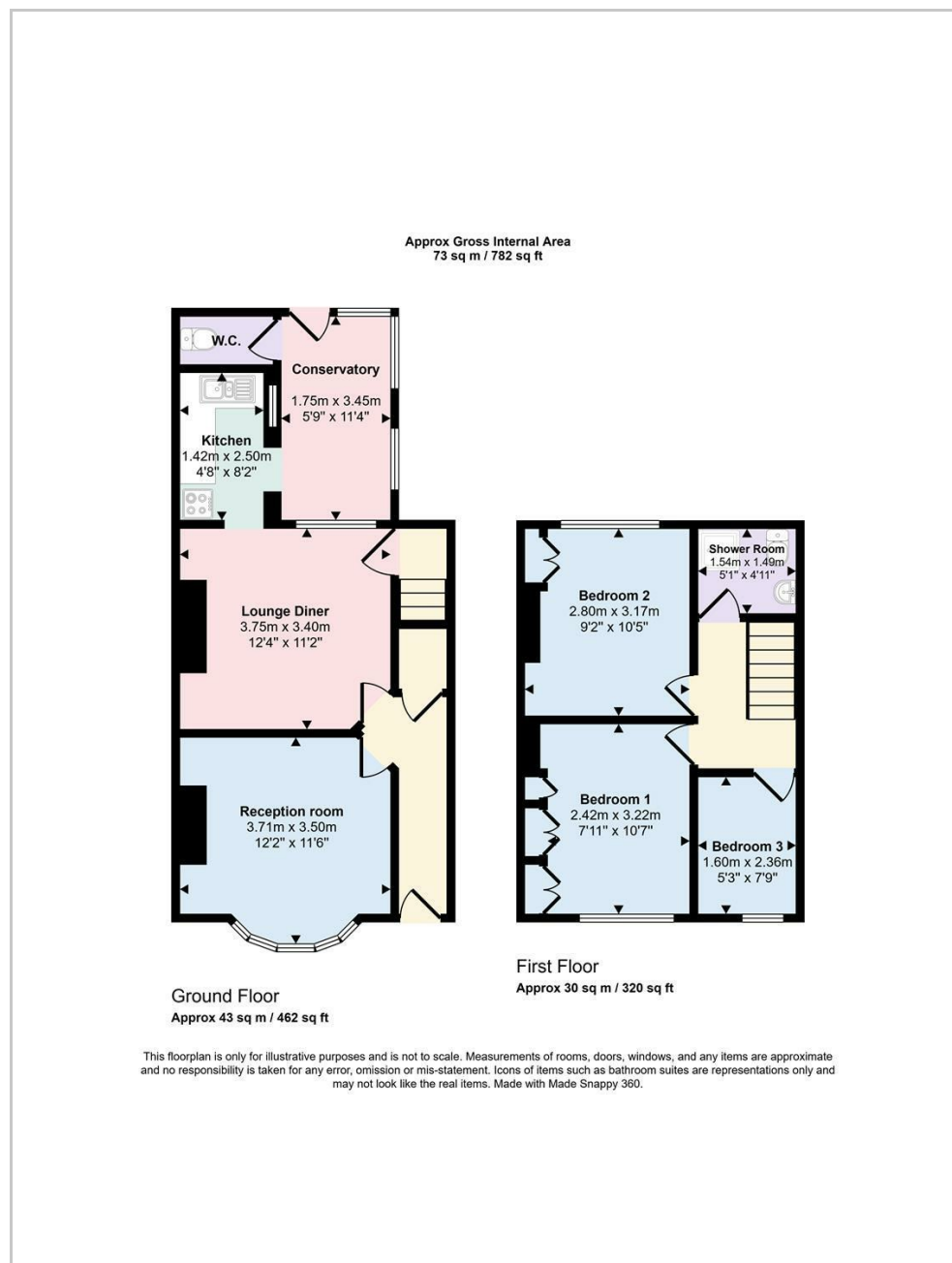
Early internal inspection is strongly recommended to appreciate the space, location and potential this property has to offer.

Agents disclaimer

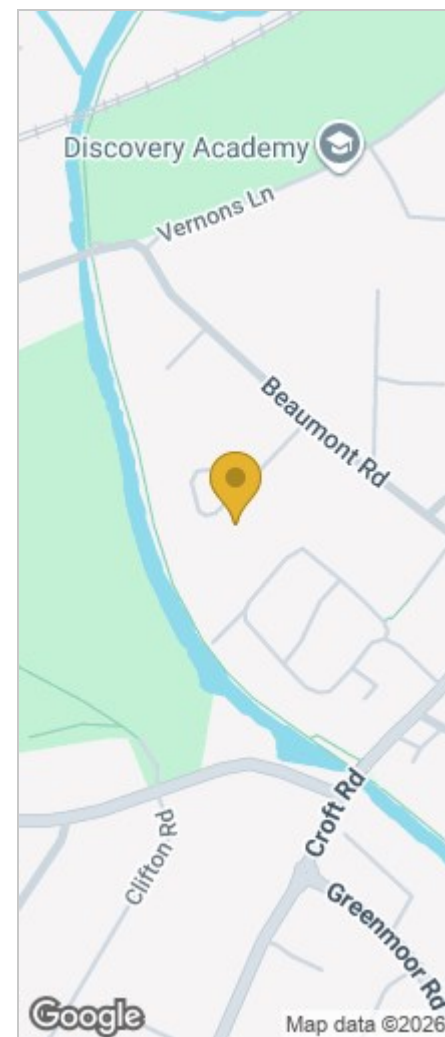
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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



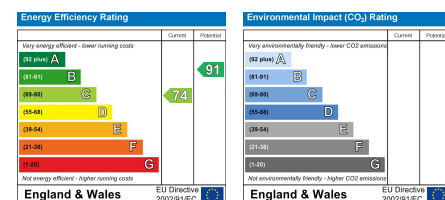
Floor Plan



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.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

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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.



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