



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£260,000

41 Nuneaton Road, Bulkington, Bedworth CV12 9QP



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

41 Nuneaton Road

Bulkington, Bedworth CV12 9QP

£260,000



- Exceptionally well-maintained and presented semi-detached bungalow
- Highly regarded and popular location close to Bulkington village centre
- Spacious combined living, dining and kitchen area
- Two well-proportioned bedrooms and contemporary shower room
- Beautifully landscaped, fully enclosed rear garden with paved patio
- No upward chain
- Thoughtfully modernised and tastefully decorated throughout
- Separate sitting room with French doors to the garden
- Extensive block-paved driveway and detached garage room
- Tenure - Freehold. Local Authority - NBBC. Tax band - C. EPC rating - C.

Key Estate Agents are pleased to offer for sale this exceptionally well maintained and beautifully presented freehold semi-detached bungalow

Offered for sale with no upward chain and pleasantly situated along this highly regarded and popular thoroughfare, this thoughtfully modernised and tastefully decorated bungalow is within easy reach of Bulkington village centre.

Ideally suited to discerning first-time purchasers, second-time movers, downsizers and those looking for the convenience of single-storey living, this superb home offers well-planned and versatile accommodation throughout. Internal inspection is highly recommended to fully appreciate the quality, presentation and generous outdoor space on offer.

The accommodation briefly comprises a side entrance hallway leading into a spacious open-plan living, dining and kitchen area, creating an excellent sociable space for modern living. The kitchen is fitted with a comprehensive range of attractive units, providing good storage and workspace.

French doors lead into a separate and versatile sitting room, which benefits from further French doors opening directly onto the rear patio and garden.

There is a spacious primary bedroom together with a further bedroom and a well-appointed shower room, fitted with a modern contemporary suite.

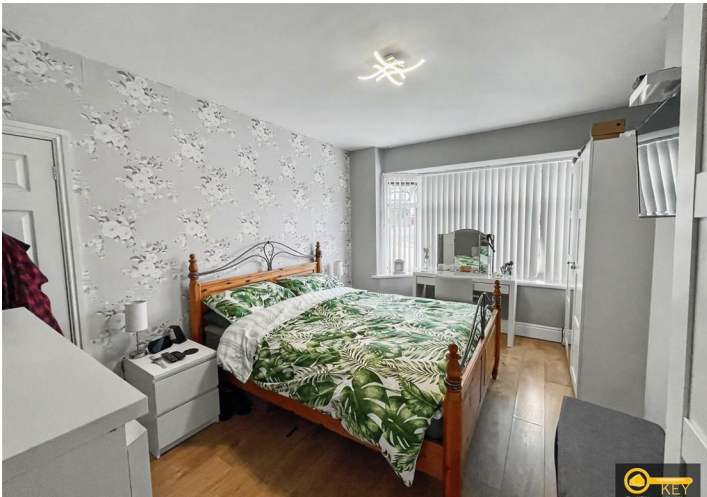
Outside, the property is approached via an extensive block-paved driveway, providing parking for several vehicles and

allowing direct access to the detached garage. Side pedestrian access leads through to the beautifully landscaped rear garden, which is fully enclosed and features a paved patio area, providing an excellent space for outdoor entertaining.

Overall, this is a superb bungalow offering excellent presentation, versatile accommodation and attractive gardens, ideally positioned for convenient access to Bulkington village amenities. Early internal inspection is highly recommended.

Agents Disclaimer

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.



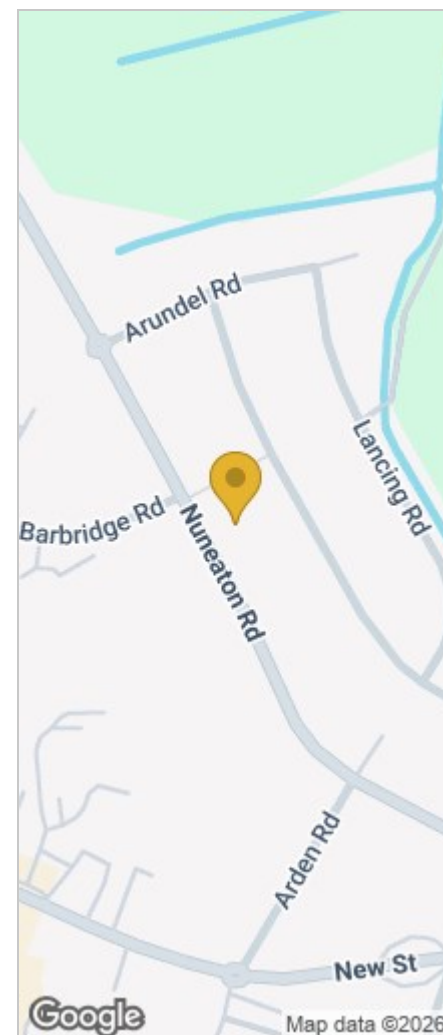
Floor Plan



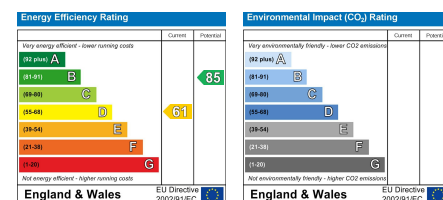
Floorplan

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

sales@keyestateagents.com



Zoopla.co.uk



rightmove



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.



024 7635 7645