



THE KEY TO YOUR NEXT MOVE

[www.keyestateagents.com](http://www.keyestateagents.com)

For Sale

Tel: 024 7635 7645



Offers Around £140,000

Watersbridge Gardens, Nuneaton



E-mail: [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

KEY ESTATE AGENTS

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- **No upward chain & vacant possession**
- **Ideal for first-time buyers, downsizers or investors**
- **Convenient for Nuneaton town centre & close to Bermuda Park & George Eliot Hospital**
- **Spacious lounge/dining room with bay window**
- **Fitted kitchen with built-in oven & hob**
- **Double bedroom & modern white bathroom suite**
- **Allocated parking space**
- **Viewing highly recommended**
- **Council tax band - A**
- **EPC rating - d. Tenure - Freehold.**

*Here is a rare opportunity to acquire a freehold home ideally suited to first-time buyers, downsizers or investors. Conveniently located within easy reach of Nuneaton town centre, Bermuda Park and the George Eliot Hospital, the property offers well planned accommodation in a practical and accessible setting.*

*The property is offered for sale with no upward chain and vacant possession, making it an excellent ready to go purchase.*

*The accommodation briefly comprises a canopy porch leading into a good-sized lounge/dining room featuring a bay window. From here there is access to a fitted kitchen providing a range of base, drawer and wall units, incorporating a built-in oven and hob. There is also useful under-stairs storage. To the first floor, the landing leads to a double bedroom and a bathroom fitted with a white three-piece suite.*

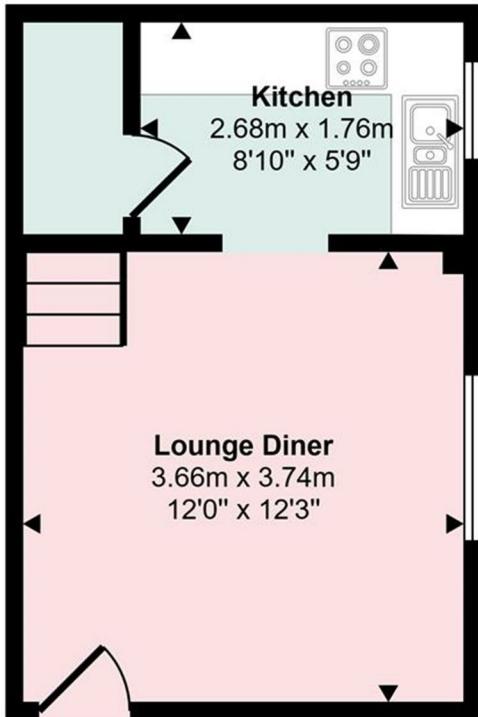
*Externally, the property benefits from parking to the rear with one allocated parking space.*

*Overall, this is an ideal first purchase and early viewing is highly recommended.*

#### **Agents disclaimer**

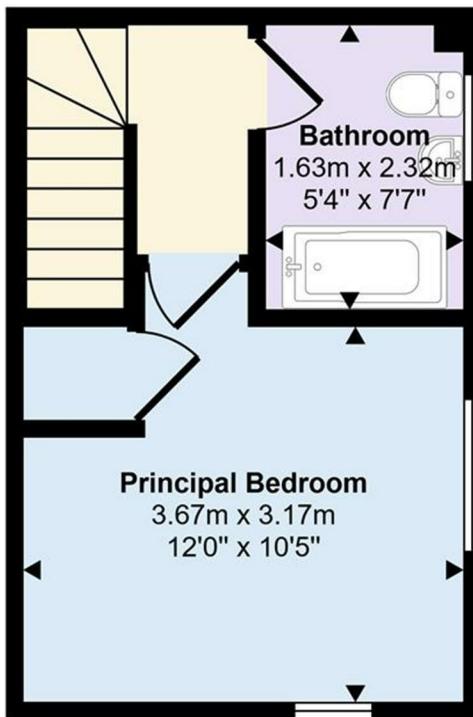
*Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are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

Approx Gross Internal Area  
41 sq m / 444 sq ft



### Ground Floor

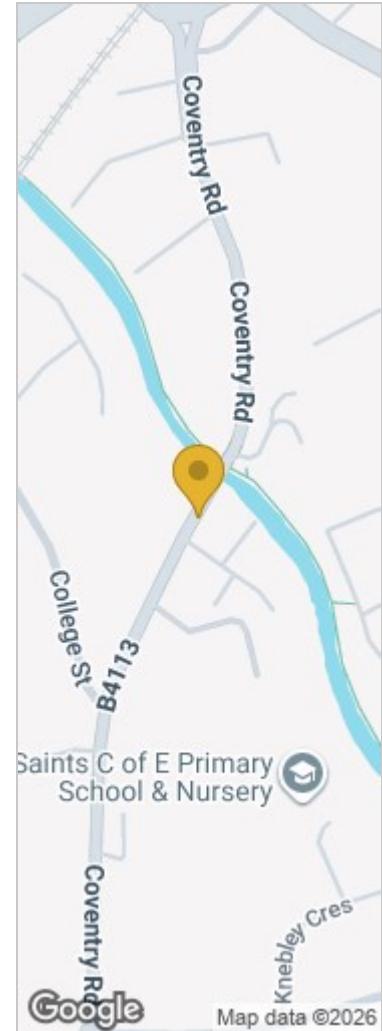
Approx 21 sq m / 222 sq ft



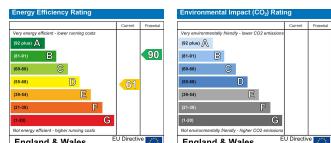
### First Floor

Approx 21 sq m / 222 sq ft

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



### 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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OnTheMarket.com

rightmove

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Ombudsman

DPS  
Approved code

OFT  
Approved code

naea propertymark  
PROTECTED



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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