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# For Sale

Tel: 024 7635 7645



**Offers Over £180,000**

5 Portreath Drive, Horeston Grange, Nuneaton CV11 6GH



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KEY ESTATE AGENTS

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# 5 Portreath Drive

Horeston Grange, Nuneaton CV11 6GH

**Offers Over £180,000**



- Two Bedroom Terraced House
- Low Maintenance Garden
- Downstairs W/C
- Well Presented Throughout
- Council Band: B

- Off Road Parking
- Bright Living/Dining Room
- Extremely Desirable Area
- EPC Grade: C
- Tenure: Freehold

Located in the popular Horeston Grange area of Nuneaton, this impressive two bedroom terraced home is beautifully well presented throughout, ideal for first time buyers or investors

On the ground floor, you are welcomed by a smart hallway leading to a contemporary fitted kitchen with a range of sleek units and worktops. To the rear sits a bright and spacious living/dining room, with patio doors flooding the room with natural light. The ground floor also benefits from a convenient downstairs toilet. Upstairs, there are two generously sized double bedrooms with the master bedroom featuring built in wardrobes, great for storage. Completing the first floor is modern family bathroom with shower over bath. Externally the property boasts a good sized rear garden, perfect for relaxing, and one allocated parking space to the front.

Council Tax Band: B  
EPC: C  
Tenure: Freehold

## Agent's Notes

Floor plans are for identification purposes only and not to scale. All room measurements in these

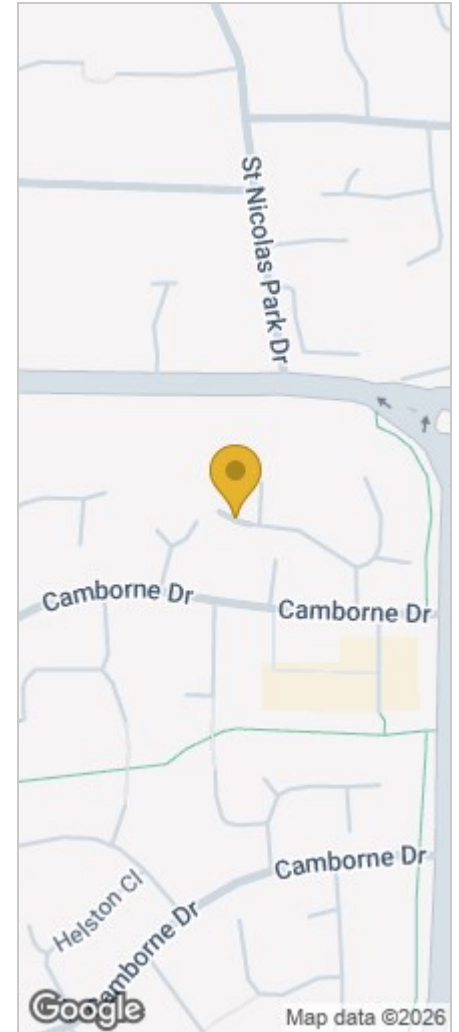
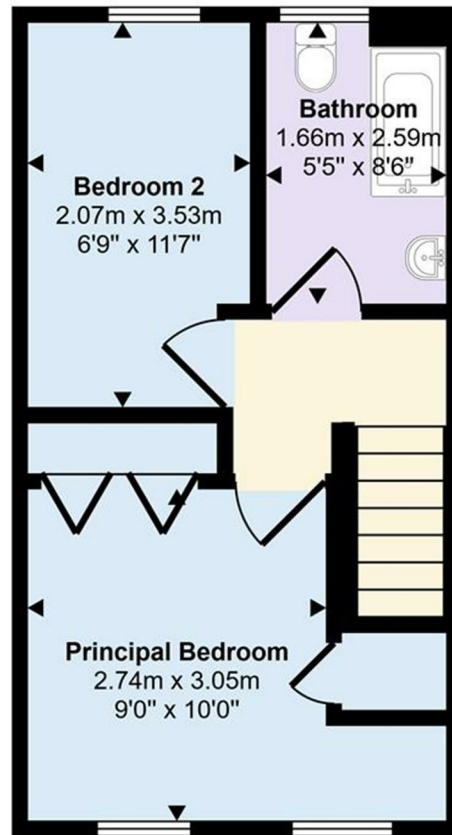
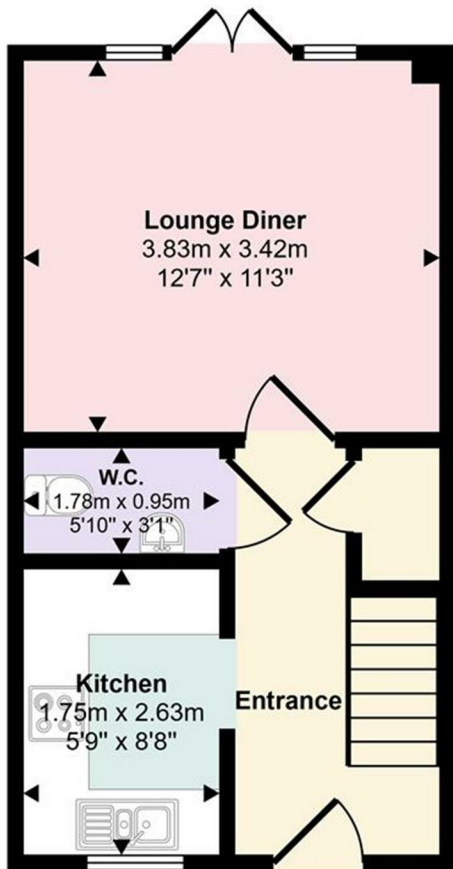
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## Floor Plan

## Area Map

Approx Gross Internal Area  
56 sq m / 605 sq ft



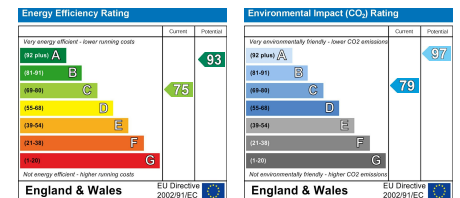
### Ground Floor

Approx 28 sq m / 299 sq ft

### First Floor

Approx 28 sq m / 306 sq ft

## Energy Efficiency Graph



This plan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are for guidance 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.

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### KEY Estate Agents

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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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