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# For Sale

Tel: 024 7635 7645



**Offers Around £210,000**

12 Stretton Road, Nuneaton CV10 7ER



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

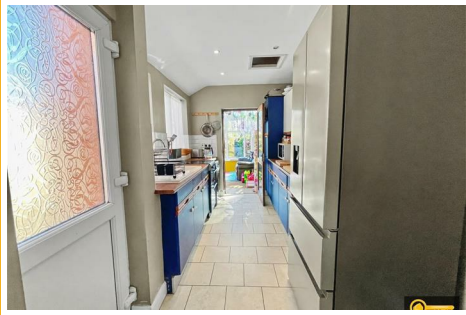
KEY ESTATE AGENTS

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# 12 Stretton Road

Nuneaton CV10 7ER

## Offers Around £210,000



- Deceptively spacious freehold mid-terraced home, Sought-after residential location
- Excellent access to Nuneaton town centre
- Victorian-style conservatory with French doors
- Modern family bathroom with mains shower
- Extensive, private landscaped rear garden
- Well presented throughout
- Spacious lounge/dining room with bay window
- Two generous double bedrooms
- Driveway providing off-road parking for two vehicles
- Tenure - Freehold. Local Authority NBBC. EPC rating - C

*Here is an excellent opportunity to acquire a deceptively spacious freehold mid-terraced residence, ideally suited to first-time buyers and investors alike. Situated within a sought-after residential area close to Nuneaton town centre, the property benefits from excellent commuting links and a wealth of local amenities.*

*A particular feature of this home is the extensive, beautifully landscaped rear garden, along with the well-presented and carefully maintained accommodation throughout. Internal viewing is highly recommended to fully appreciate the space and features on offer.*

*The accommodation briefly comprises-*

*Entrance hallway featuring attractive Minton tiled flooring, with stairs rising to the first floor. spacious lounge/dining room with a walk-in bay window, creating a bright and welcoming living space, along with a useful under-stairs storage cupboard. fitted galley kitchen offering a comprehensive range of base, drawer and wall units, with ample worktop space, further access leads into a brick-built Victorian-style conservatory providing additional living space, with French doors opening out onto the rear garden. To the first Floor a landing leads to two generously sized double bedrooms. there is a spacious family bathroom fitted with a modern white three-piece suite, including a mains mixer shower.*

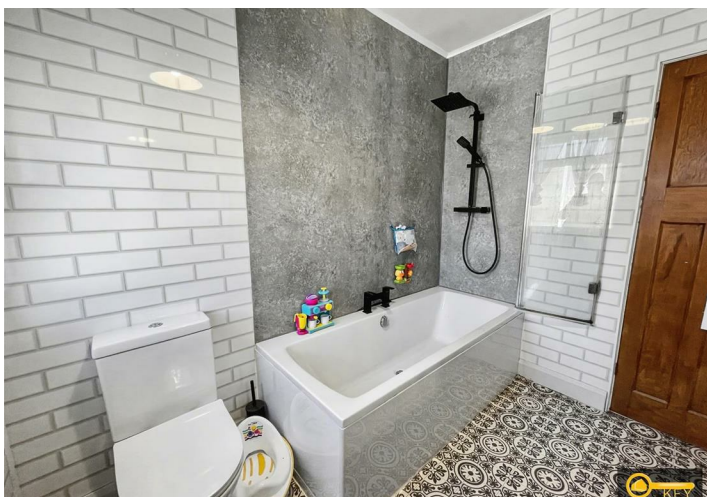
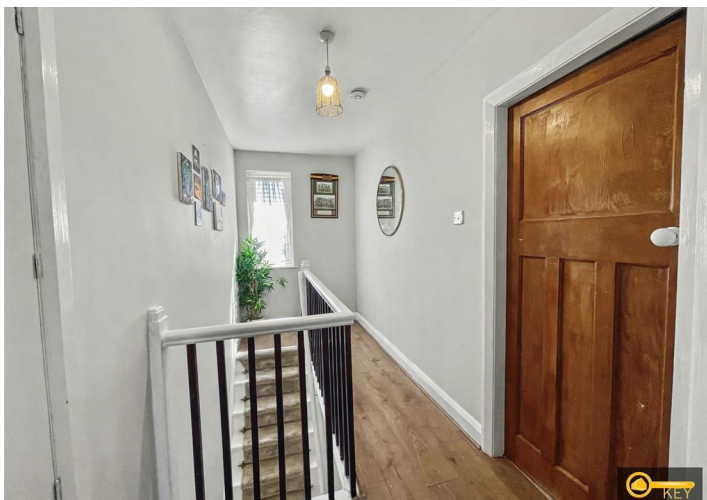
### Outside

*To the front, the property benefits from a driveway providing off-road parking for two vehicles. To the rear is an extensive lawned garden, enjoying a good degree of privacy and featuring established flowers, trees, and shrubbery, ideal for outdoor enjoyment and entertaining.*

*Overall this is a super property incorporating many pleasing features.*

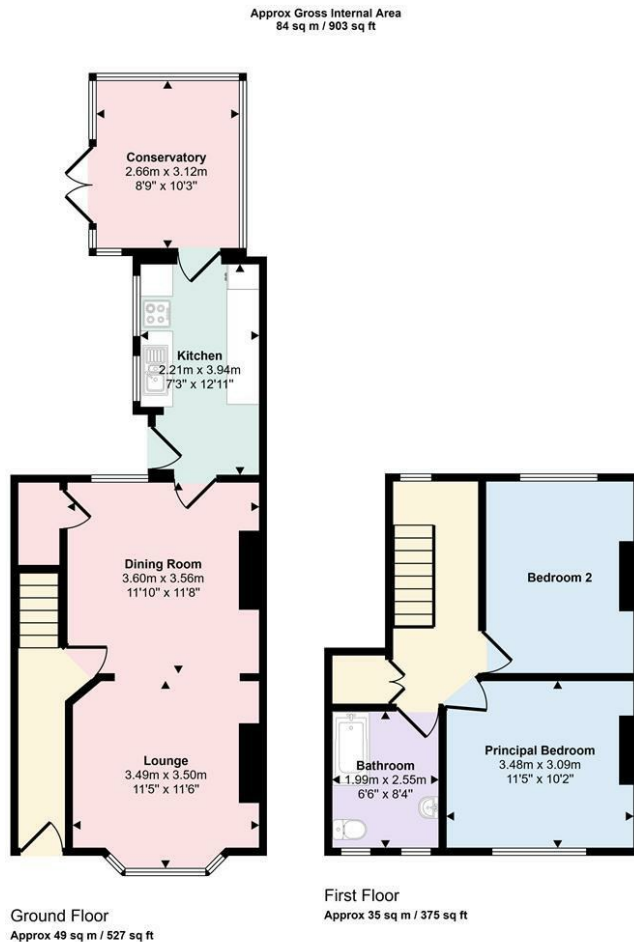
### Agents disclaimer

*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.*

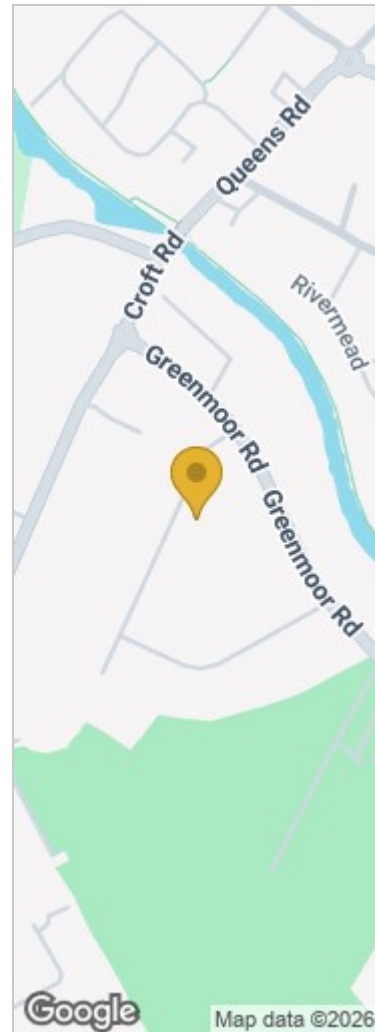


## Floor Plan

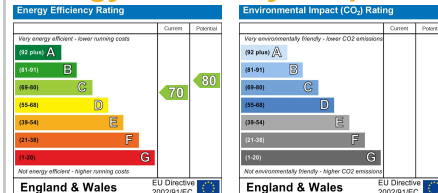
## Area Map



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.



## Energy Efficiency Graph



## HAVE YOU GOT A PROPERTY TO SELL OR LET?

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If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

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**KEY Estate Agents**

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