KEY

THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645

Offers Around £240,000

3 1 1

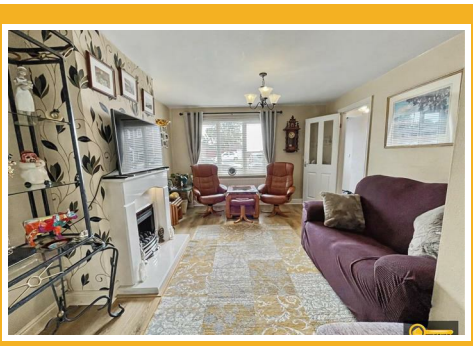
13 Freesland Rise, Nuneaton CV10 9QE

E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

13 Freesland Rise

Nuneaton CV10 9QE

Offers Around £240,000



- ***Well-presented freehold semi-detached residence***
- ***Ideal for first-time buyers and growing families***
- ***Spacious dining kitchen with built-in oven and hob***
- ***Three bedrooms, with fitted wardrobes to the principal bedroom***
- ***Driveway, side hardstanding and detached brick-built garage***
- ***Sought-after and convenient residential location***
- ***Attractive lounge with feature gas fireplace***
- ***Conservatory providing additional living space***
- ***Fully insulated and boarded loft with retractable ladder***
- ***Tenure - Freehold. Local authority - NBBC. Tax band B. EPC- tbc.***

Key Estate Agents are pleased to offer for sale this well presented and well maintained freehold semi-detached residence, pleasantly situated within this highly regarded and sought after residential vicinity.

Benefiting from gas central heating and uPVC double glazing throughout, this attractive home offers deceptively spacious and well-laid-out accommodation, making it ideally suited to discerning first-time purchasers, second-time movers and growing families. Internal inspection is highly recommended to fully appreciate all that this excellent property has to offer.

The accommodation briefly comprises an entrance vestibule leading into a entrance hallway with stairs off to the first floor. There is an attractive lounge featuring a gas fireplace, with double opening doors leading through to a spacious and well-equipped dining kitchen.

The dining kitchen is fitted with a comprehensive range of attractive base, drawer and wall units, incorporating a built-in oven and hob, whilst providing ample space for family dining and entertaining. Double opening doors lead into a conservatory, which enjoys direct access to the rear garden.

To the first floor, the landing gives access to three bedrooms, with the principal bedroom benefiting from a range of built-in wardrobes. there is a fully tiled family bathroom with a white suite and shower unit, The loft space has also been fully insulated and boarded, with a retractable ladder providing useful additional storage.

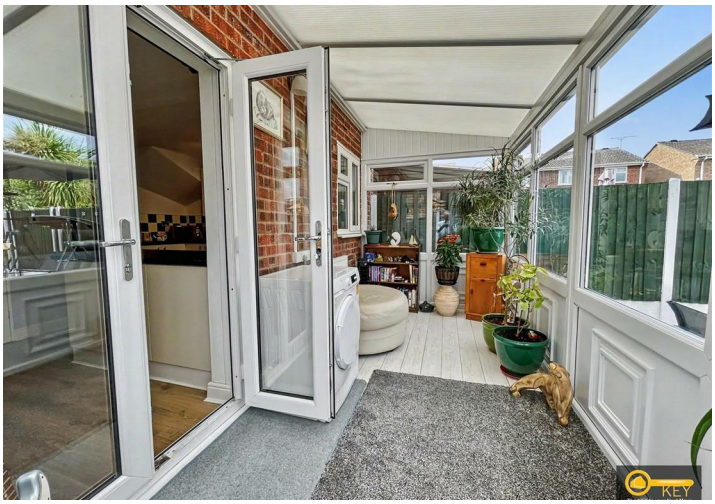
Outside, the property enjoys a driveway providing off-road parking for several vehicles, together with further side vehicular access leading to additional hardstanding and a detached brick-built garage.

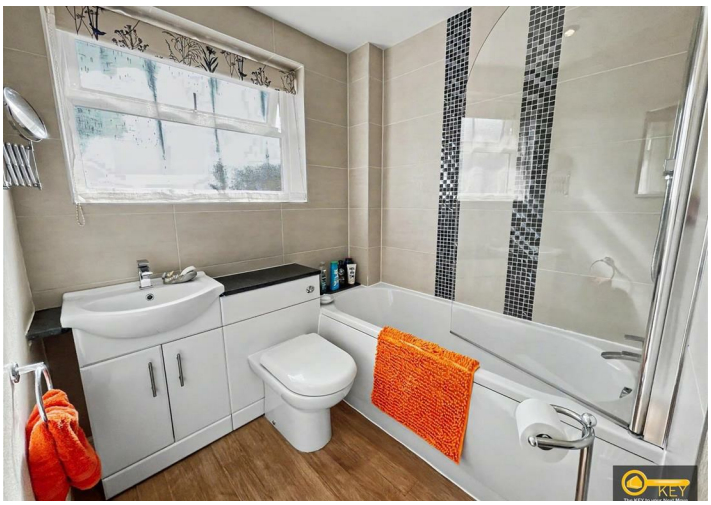
The rear garden is fully enclosed and has been attractively landscaped to provide a low-maintenance outdoor space, ideal for relaxing and entertaining.

Overall, this is a superb family home incorporating many pleasing features, and early viewing is strongly recommended.

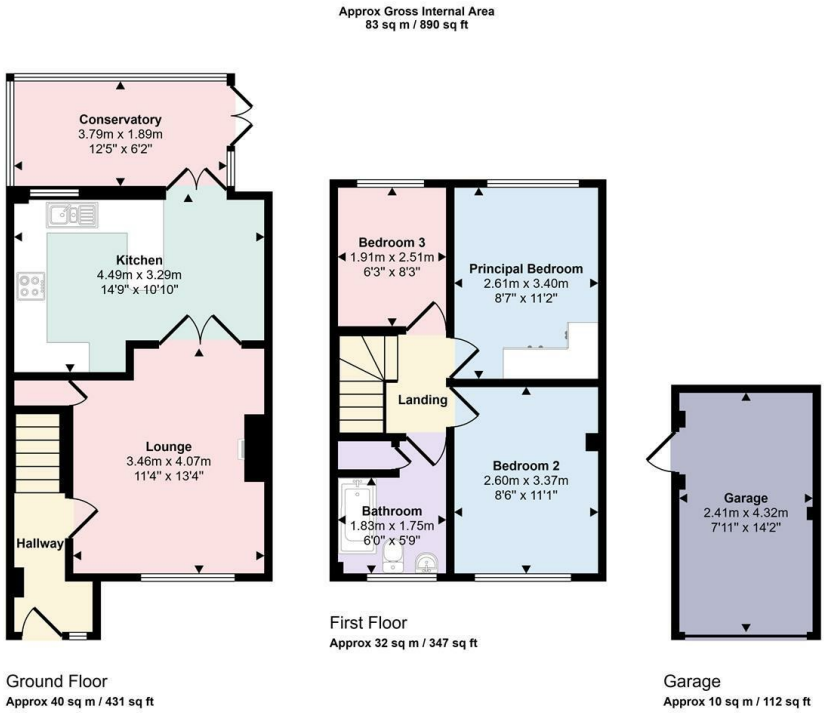
Agents disclaimer

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.



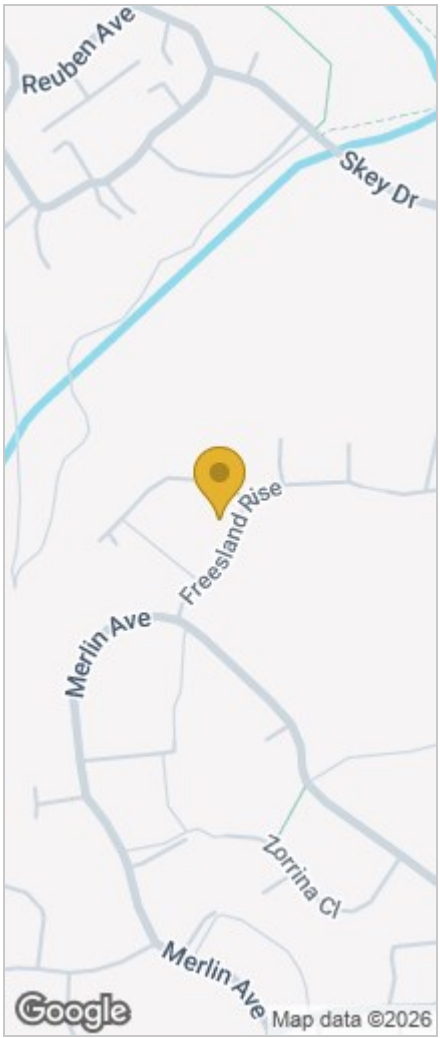


Floor Plan

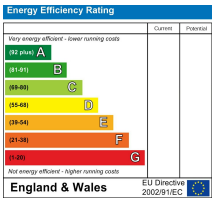


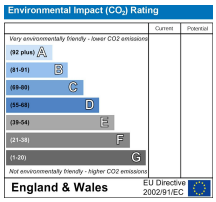
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the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

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.