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# For Sale

Tel: 024 7635 7645



**£140,000**

34 Tomkinson Road, Stockingford, Nuneaton CV10 8BH



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

KEY ESTATE AGENTS

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A spacious three bedroom terraced property located on Tomkinson Road, Nuneaton, offering plenty of potential for a new owner.

The ground floor features two generous reception rooms, a fitted kitchen with access to the garden, and a family bathroom. Upstairs, there are three good sized double bedrooms, offering plenty of space. To the rear, a decent sized garden providing the ideal outdoor space to enjoy.

With its spacious layout, convenient location and scope for improvement this property is ideal for families, or investors. Early viewing is highly recommended.

EPC: D  
Council Tax Band: A  
Tenure: Freehold

### Entrance



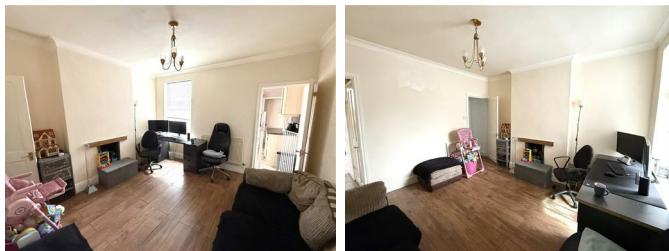
Enter via a UPVC door, leading into the first reception room.

### Living Room 12'1" x 11'3" (3.7 x 3.45)



Good sized living room with large bay window to front aspect and opening leading to the second reception room.

### Dining Room 11'1" x 12'1" (3.4 x 3.7)



Nice sized reception room with window looking out to the road and stairs leading to upstairs.

### Kitchen 9'10" x 7'4" (3.01 x 2.25)



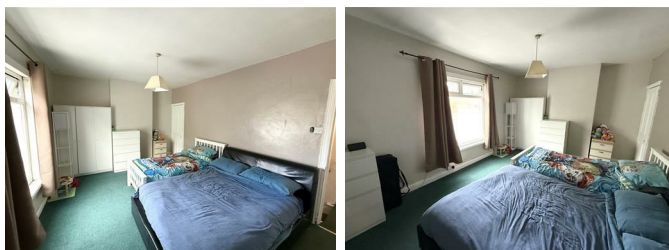
Fitted kitchen with space for a washing machine and fridge freezer, and door leading to the back garden.

### Bathroom 6'2" x 7'4" (1.88 x 2.25)



Good sized main bathroom with W/C, Basin and bathtub with standing shower above. Frosted glass windows offering ample natural light into the room.

### Bedroom One 12'1" x 15'8" (3.7 x 4.79)



Large double bedroom with built in cupboard and window offering views to the front of the property.

### Bedroom Two 12'3" x 12'11" (3.74 x 3.94)



Good sized double room with feature fireplace, space for wardrobes and chest of drawers, window offer plenty of light with views over the rear garden area.

### Bedroom Three 9'11" x 7'6" (3.04 x 2.3)



Double bedroom with space for extra storage or potentially an office space. Window overlooking the rear garden area.

### Garden



Rear garden area begins with a slabbed walkway leading to the garden area.

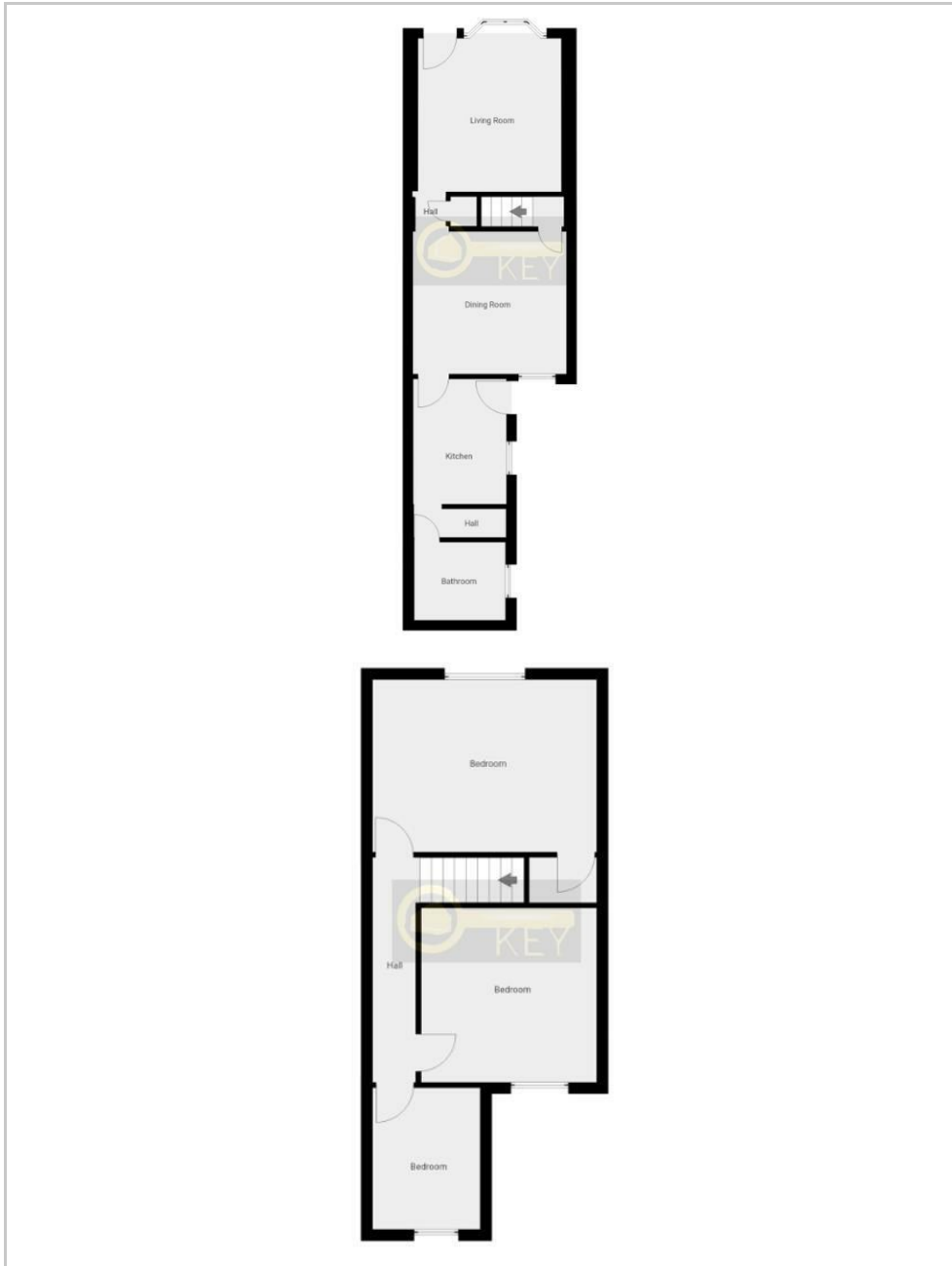
### Rental Yield

£900-£925

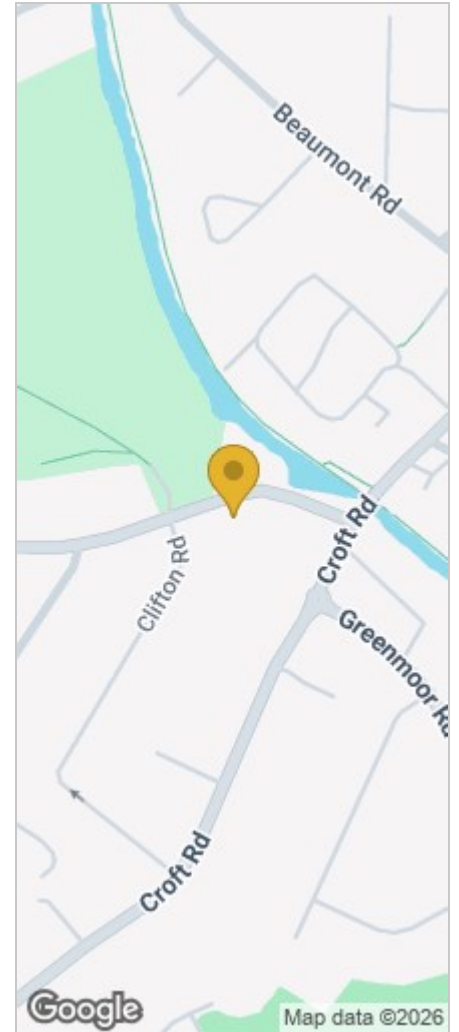
### Agents Notes

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.

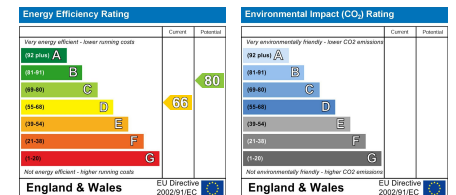
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**

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**sales@keystateagents.com**



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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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