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For Sale

Tel: 024 7635 7645



Offers Around £210,000

12 Rannoch Drive, Nuneaton CV10 9TD



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Nuneaton CV10 9TD

Offers Around £210,000



- Excellent freehold end mews residence occupying a corner plot
- Ideal for first-time buyers, second-time movers, young families and investors
- Victorian-style conservatory with tiled flooring and French doors to the garden
- Off-road parking with additional driveway running full depth of the plot
- Internal inspection highly recommended.
- Pleasantly positioned within a small service road in a popular residential area
- Attractive modern dining kitchen with integrated oven & hob
- Three bedrooms and modern family bathroom, Ground floor cloakroom/W.C
- Fully enclosed landscaped rear garden and gas central heating with UPVC double glazing.
- Tenure - freehold. Local authority - NBBC, EPC rating - C

Pleasantly situated within this popular residential vicinity and occupying a corner plot within a small service road, here is an excellent opportunity to acquire a superb freehold end mews residence ideally suited to discerning first-time purchasers, second time buyers, young families and potential investors alike.

Offering well presented accommodation throughout together with excellent outside space and parking, this attractive family home really must be viewed internally to be fully appreciated. Benefiting from gas fired central heating, UPVC double glazing and a thoughtfully arranged layout, the property provides comfortable and practical living accommodation in a highly convenient setting.

The accommodation briefly comprises an inner hallway with access to a useful cloakroom/W.C. A spacious lounge complete with staircase rising to the first floor and a feature fireplace. There is a neatly fitted dining kitchen, comprehensively equipped with a range of attractive modern base, drawer and wall units incorporating a built-in oven, hob and extractor. access leads into a Victorian-style conservatory with tiled flooring and French doors opening out onto the rear garden.

To the first floor, the landing serves Three bedrooms together with a neatly appointed family bathroom fitted with a white three-piece suite incorporating a shower unit.

Externally, one of the standout features of this property is the corner plot size occupying grounds to three sides, the home

benefits from off-road parking together with an additional driveway extending the full depth of the plot, allowing for further vehicle hardstanding. The neatly landscaped rear garden is fully enclosed, predominantly lawned and offers an excellent outdoor space for families.

Overall, this is a superb opportunity to acquire a well-maintained home with many pleasing features in a highly popular location.

Agents disclaimer

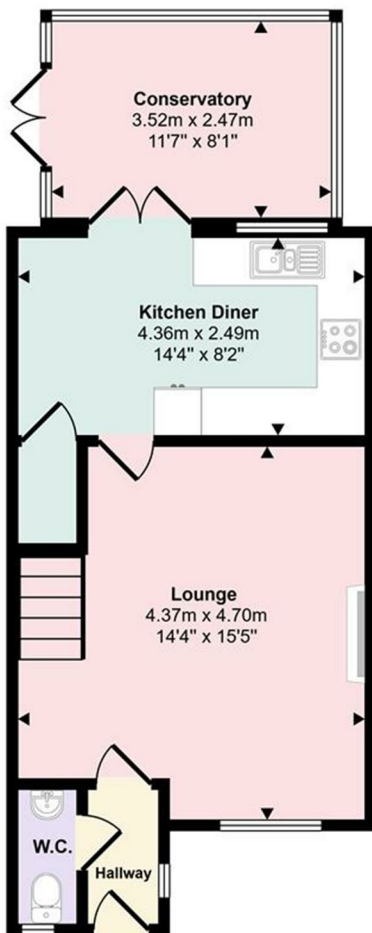
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Floor Plan

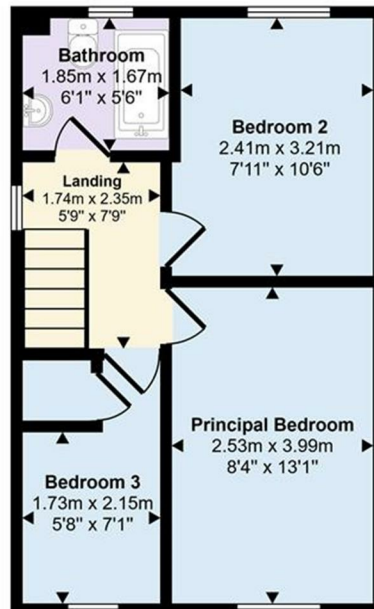
Area Map

Approx Gross Internal Area
77 sq m / 825 sq ft

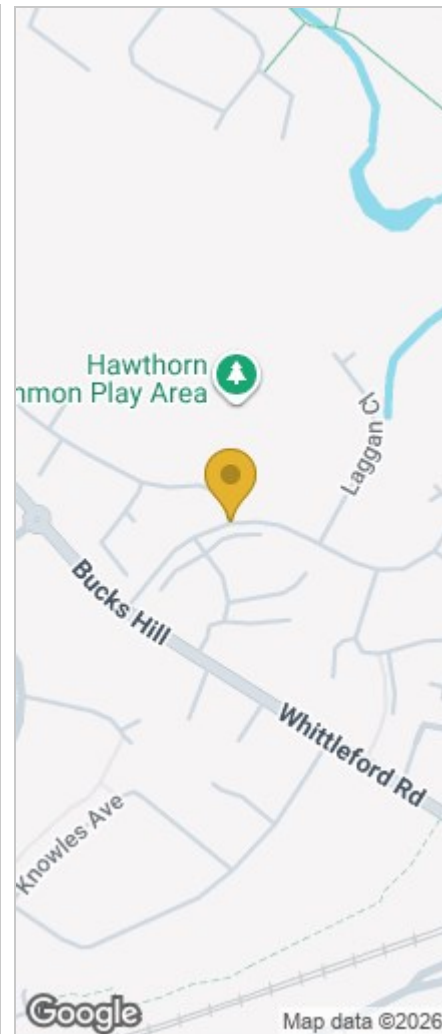


Ground Floor
Approx 44 sq m / 475 sq ft

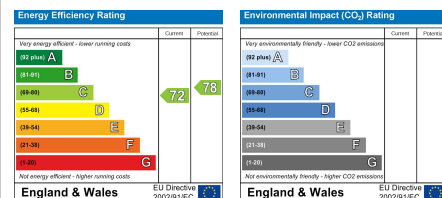
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First Floor
Approx 32 sq m / 350 sq ft



Energy Efficiency Graph



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KEY Estate Agents

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