



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£190,000

Bermuda Village, Nuneaton



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

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Bermuda Village

Nuneaton

£190,000



- Popular Bermuda Village residential location
- Deceptively spacious internal layout
- Well-appointed kitchen with built-in oven & hob with Useful utility room & additional storage
- Close to George Eliot Hospital and local amenities
- Council Tax Band: A
- Traditional freehold terraced home
- Cosy lounge leading to separate dining room with Feature wood-burning stove
- Ground floor shower room plus conservatory, Two double bedrooms, primary with en-suite
- Ideal first purchase or investment
- EPC Band D

Here is an excellent opportunity to acquire a traditional freehold terraced property situated within the popular residential area of Bermuda Village. Deceptively spacious and well presented throughout, this home must be viewed internally to be fully appreciated.

Ideally suited to first-time buyers or investors, the accommodation briefly comprises an entrance porch leading into a cosy lounge, with further access to a spacious separate dining room featuring a charming wood burner. This in turn leads to a well-appointed kitchen incorporating a built-in oven and hob. There is also a useful utility room, additional storage room, ground floor shower room, and a conservatory completing the ground floor layout.

To the first floor there are two double bedrooms, with the primary bedroom benefiting from its own en-suite shower room.

Externally, the property enjoys a paved fore garden and a good-sized, fully enclosed rear garden.

Tenure: Freehold

Council Tax Band: A

EPC Grade: D

Rental Yield

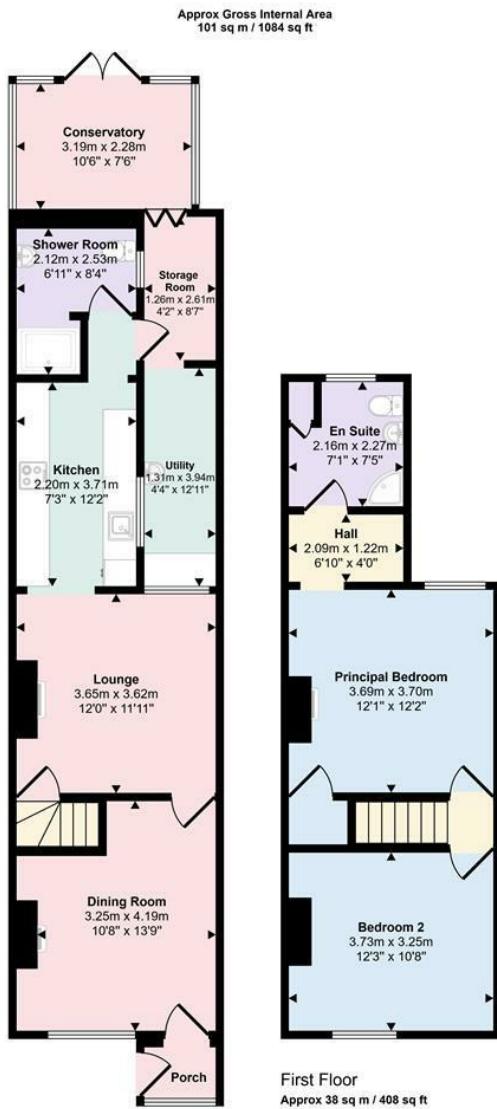
£975pcm

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

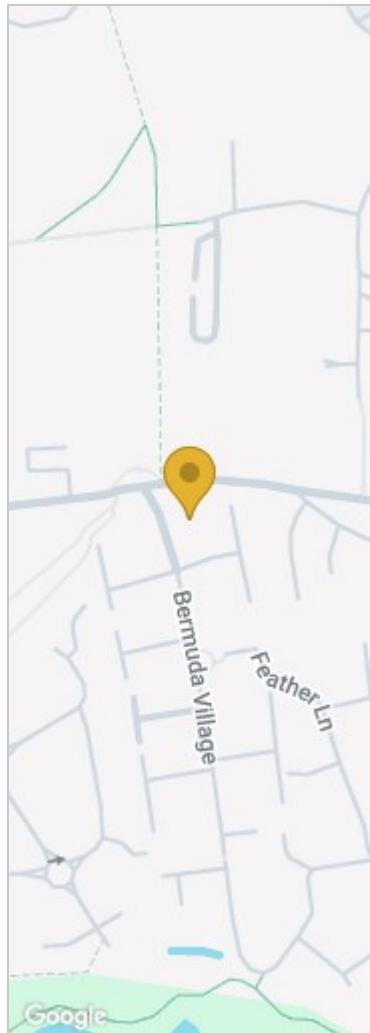


Ground Floor
Approx 63 sq m / 677 sq ft

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

Energy Efficiency Rating		Current	Planned
Very energy efficient - lower running costs			
(21-101)	A		
(101-160)	B		
(161-220)	C		
(221-280)	D		
(281-340)	E		
(341-380)	F		
(381-400)	G		
Not energy efficient - higher running costs			
EU Directive 2002/91/EC		82	

Environmental Impact (CO ₂) Rating		Current	Planned
Very environmentally friendly - lower CO ₂ emissions			
(21-101)	A		
(101-160)	B		
(161-220)	C		
(221-280)	D		
(281-340)	E		
(341-380)	F		
(381-400)	G		
Not environmentally friendly - higher CO ₂ emissions			
EU Directive 2002/91/EC		82	

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

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