

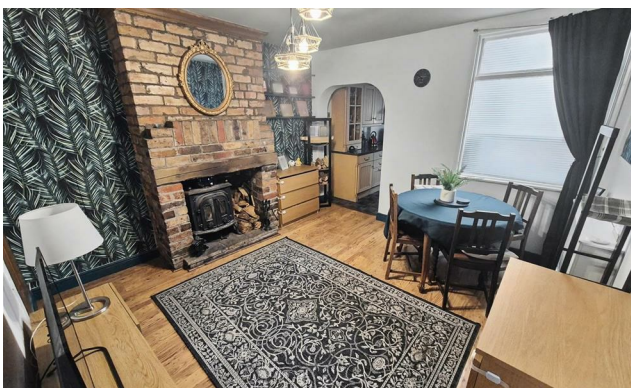


THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£190,000

Bermuda Village, Nuneaton



E-mail: sales@keyestateagents.com

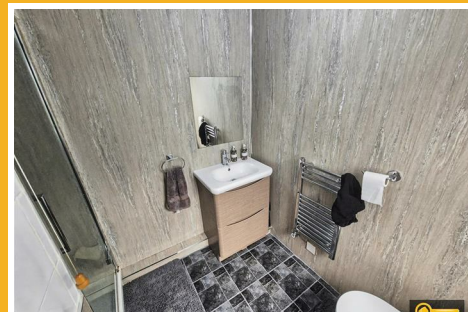
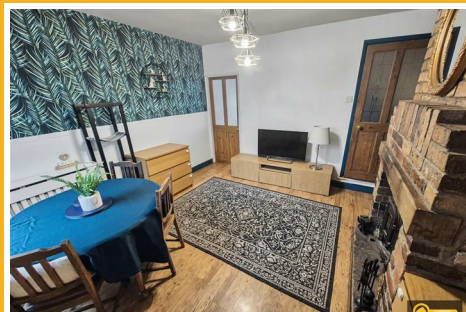
KEY ESTATE AGENTS

Website: www.keyestateagents.com

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

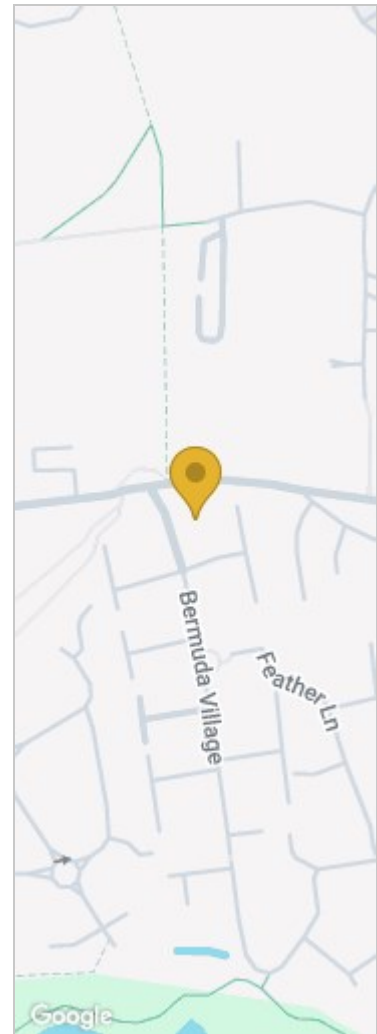
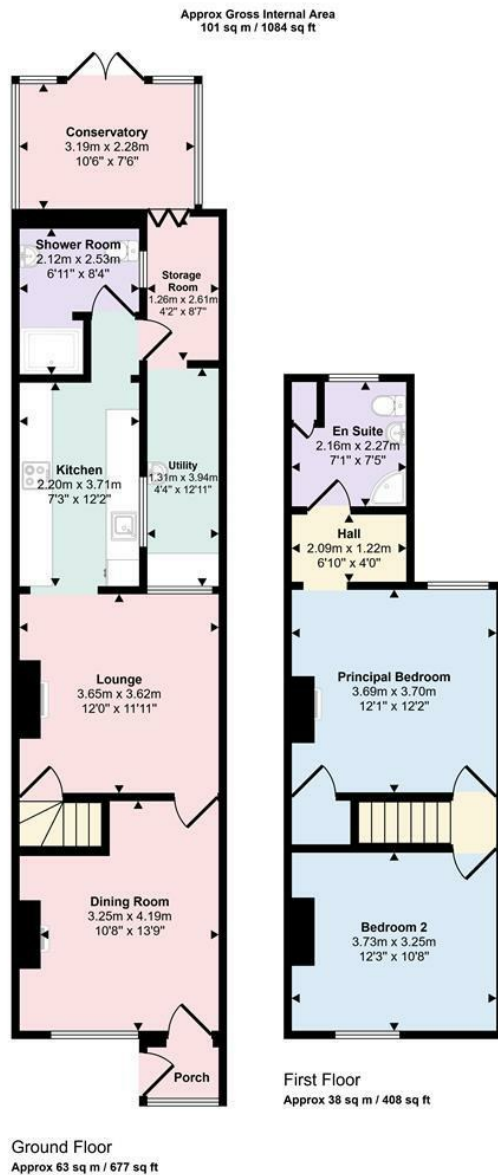
Agents Notes

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.

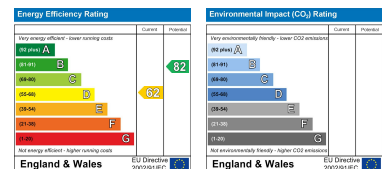


Floor Plan

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



Zoopa.co.uk



rightmove



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.



024 7635 7645