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For Sale

Tel: 024 7635 7645



Offers Around £200,000

Franklin Road, Nuneaton



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

Franklin Road

Nuneaton

Offers Around £200,000



- Superbly presented and exceptionally well-maintained family residence
- Three bedrooms including two generous double bedrooms
- Modern fitted kitchen with built-in electric oven
- Driveway providing off-road parking for multiple vehicles
- Excellent commuter links and convenient access to Nuneaton Town Centre
- Pleasantly positioned at the end of a side road within a popular residential area
- Ideal purchase for first-time buyers, second-time movers or investors
- Beautiful south-west-facing landscaped rear garden
- Easy reach of Attleborough Village, Bermuda Park & George Eliot Hospital
- Tenure - Freehold. Council tax band - A. NBBC. EPC TBC

Key Estate Agents are delighted to offer for sale this superbly presented and exceptionally well-maintained freehold three-bedroom family residence, pleasantly tucked away at the end of a side road within this popular and highly regarded residential vicinity.

The property enjoys an excellent position, ideally located within easy reach of Attleborough Village and its excellent local amenities, whilst also having convenient access to Nuneaton Town Centre, George Eliot Hospital & Bermuda Park.

Offering deceptively spacious, bright and airy accommodation throughout, this lovely home has clearly been well cared for and improved by the current owners. Beautifully presented and well maintained, the property would make an excellent purchase for discerning first-time buyers, second-time movers seeking additional space, or investment purchasers looking for a strong buy-to-let opportunity.

The accommodation briefly comprises a canopy entrance porch leading into a welcoming entrance hallway with staircase rising to the first floor. The hallway gives access to a modern fully fitted kitchen complete with built-in oven & hob and an attractive range of matching units.

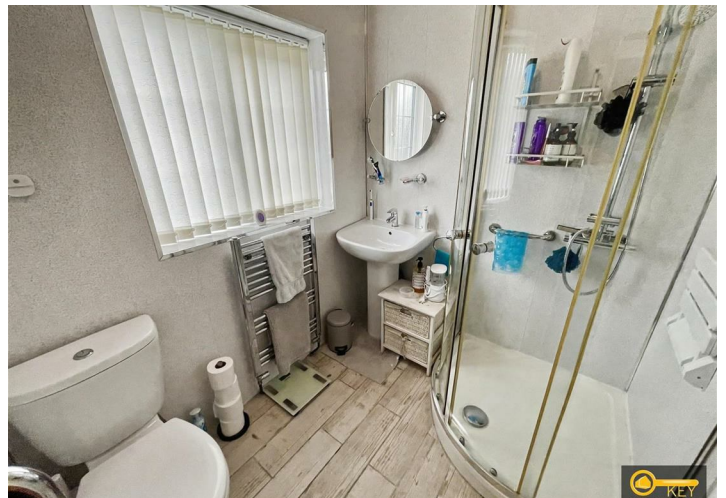
The property further benefits from two generous reception rooms, to the rear is a bright and spacious dining room featuring French doors opening onto the patio area, creating an ideal entertaining space with direct access onto the garden. To the front is a comfortable separate lounge having a bay window and feature fireplace.

To the first floor, the landing serves two generous double bedrooms, a further good-sized single bedroom, and a well-appointed family bathroom fitted with a main mixer shower.

Externally, to the front there is a driveway providing off-road parking for multiple vehicles. To the rear is a good-sized, well maintained south-west-facing garden, ideal for enjoying the afternoon and evening sunshine, with a useful brick-built store/shed providing additional storage.

Agents Disclaimer

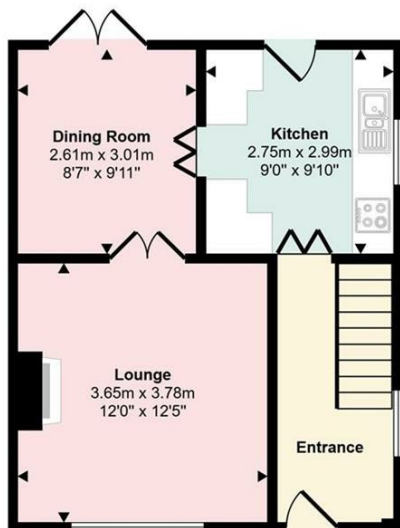
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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.



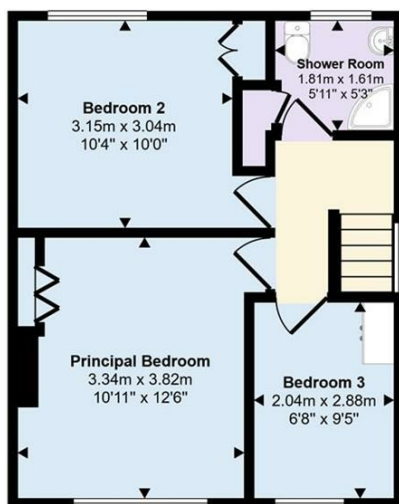
Floor Plan

Area Map

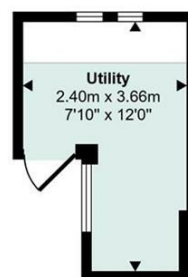
Approx Gross Internal Area
84 sq m / 906 sq ft



Ground Floor
Approx 38 sq m / 411 sq ft

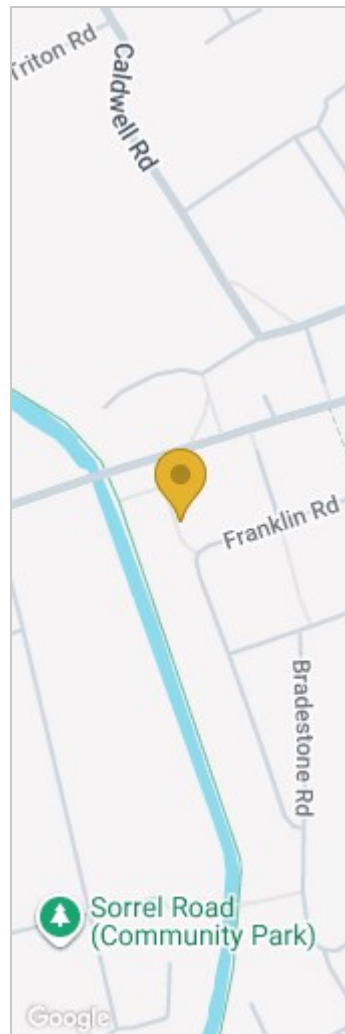


First Floor
Approx 39 sq m / 420 sq ft

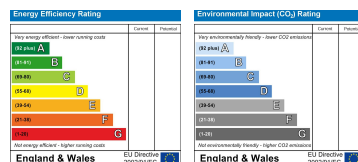


Utility
Approx 7 sq m / 75 sq ft

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.



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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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