



THE KEY TO YOUR NEXT MOVE

www.keystateagents.com

For Sale

Tel: 024 7635 7645



Offers Over £110,000

83 Whittleford Road, Nuneaton CV10 9JD



E-mail: sales@keystateagents.com

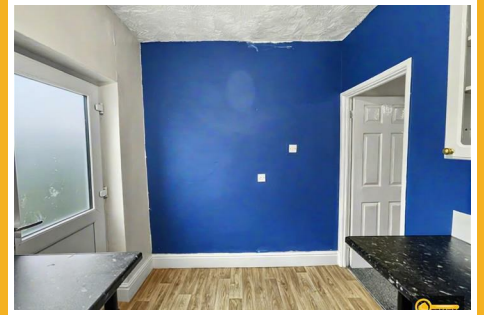
KEY ESTATE AGENTS

Website: www.keystateagents.com

83 Whittleford Road

Nuneaton CV10 9JD

Offers Over £110,000



- ***** OPEN HOUSE - FRIDAY 10TH JULY 2PM *** PLEASE CALL TO BOOK YOUR VIEWING *****
- **No upward chain & vacant possession**
- **Spacious through lounge/diner**
- **Enclosed low-maintenance rear garden with brick store**
- **Epc rating - D**
- **Freehold traditional end terraced home ideal for investors**
- **Gas central heating, uPVC double glazed windows**
- **Full-width breakfast kitchen with built-in oven & hob**
- **Internal inspection highly recommended**
- **Council Tax Band - A**

***** OPEN HOUSE - FRIDAY 10TH JULY 2PM *** PLEASE CALL TO BOOK YOUR VIEWING *****

Ideally suited to first-time buyers or investors, here is an excellent opportunity to acquire a freehold traditional end terraced residence benefiting from gas central heating and uPVC double glazing. The property is offered for sale with no upward chain and vacant possession.

The well-presented accommodation briefly comprises a through lounge/diner with stairs rising to the first floor, and a neatly fitted full-width breakfast kitchen incorporating a built-in oven and hob.

To the first floor, the landing gives access to two good-sized bedrooms and a fully tiled bathroom fitted with a white three-piece suite.

Outside, the property has a paved, low-maintenance, fully enclosed rear garden along with a useful brick-built store.

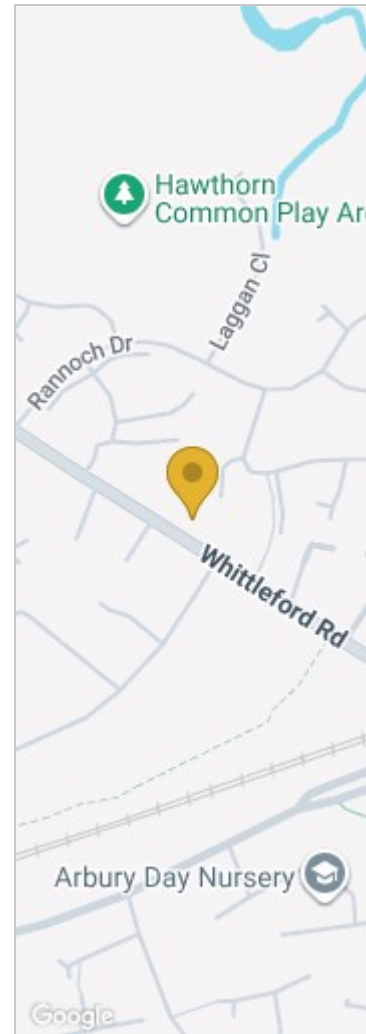
Rental Value

£800-£850

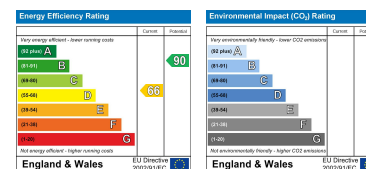
Agents disclaimer

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.





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



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