



THE KEY TO YOUR NEXT MOVE

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# For Sale

Tel: 024 7635 7645



**£175,000**

36 Harvest Hill Park Oak Lane, Allesley, Coventry CV5 9BY



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KEY ESTATE AGENTS

Website: [www.keyestateagents.com](http://www.keyestateagents.com)



KEY Estate Agents are delighted to offer for sale this fantastic 2/3 bedroom park home located on the popular Harvest Hill Park in Allesley, Coventry. The property benefits from a designated off road parking space, lovely low maintenance gardens, a spacious open plan lounge / diner, a utility room, a spacious master bedroom with dressing area and en suite bathroom and much more. The property must be viewed to be appreciated, to view call KEY.

Tenure: N/A (Park Home)  
Council Tax Band: A  
EPC Grade: N/A (Park Home)

### Entrance



Enter the property via a part glazed front door into an entrance hall with doors leading to the lounge, kitchen, all three bedrooms and the bathroom.

### Lounge 14'10" x 8'7" (4.53 x 2.63)



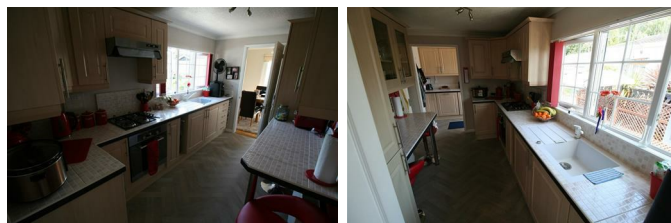
Spacious living area, open plan with the dining room. Windows to the rear and side aspect.

### Dining Room 8'2" x 7'10" (2.5 x 2.4)



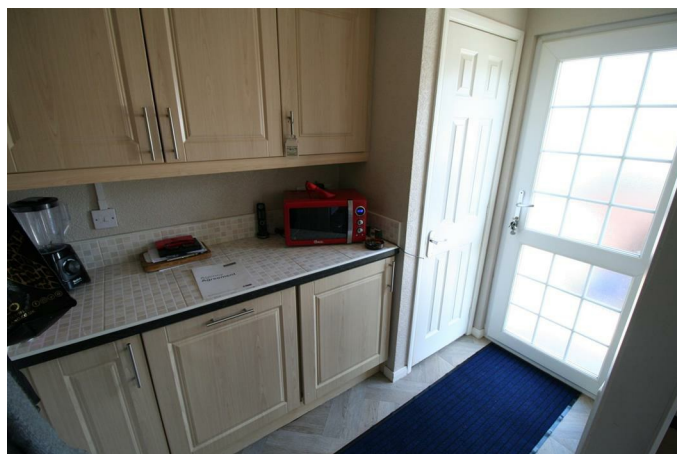
Open plan with the lounge with doors leading to the rear deck.

### Kitchen 12'9" x 7'2" (3.9 x 2.2)



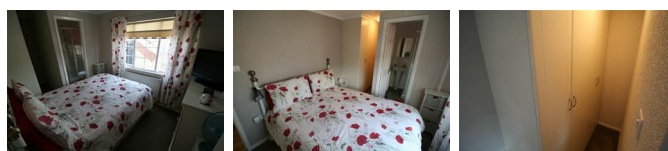
Modern kitchen benefitting from wall and floor mounted kitchen units, breakfast bar, integrated fridge freezer, integrated electric oven, gas hob and extractor. Window to the side aspect.

### Utility Room 7'11" x 5'4" (2.43 x 1.65)



Benefitting from wall and floor mounted kitchen units including an integrated dishwasher and washing machine, boiler cupboard and door leading to garden.

### Master Bedroom 10'5" x 8'0" (3.2 x 2.45)



Double bedroom benefitting from window to the side aspect, built in wardrobes / dressing area and en suite.

### En Suite 5'6" x 4'3" (1.7 x 1.3)



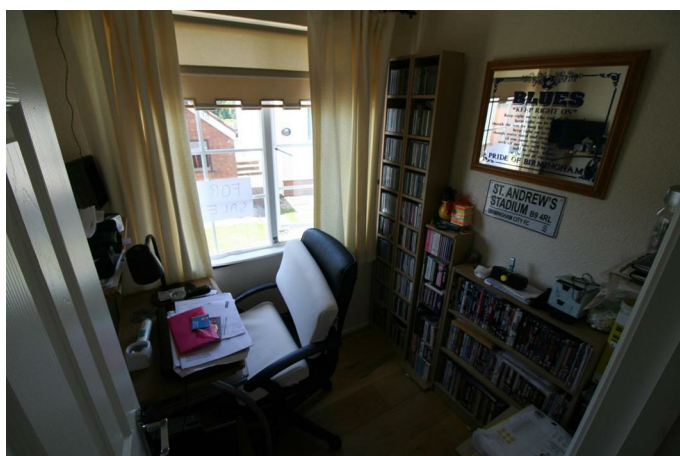
Benefitting from a low flush W/C, sink unit and walk in shower.

### Second Bedroom 9'6" x 7'10" (2.9 x 2.4)



Double bedroom with built in wardrobes and window to the side aspect.

### Third Bedroom / Office / Nursery 5'6" x 4'11" (1.7 x 1.5)



Benefitting from a window to the side aspect, this room could be used as a child's bedroom or as a home office or nursery. Currently used as a home office.

### Bathroom 7'0" x 4'11" (2.15 x 1.5)



Benefitting from a a three piece bathroom suite consisting of a low flush W/C, sink unit and walk in shower cubicle.

### Garden and Parking



The property benefits from gardens to all aspects, with a particularly nice raised deck to the rear of the property and patio garden with brick shed to the side. The property benefits from a designated parking space in the site car park. Additionally, there is lots of visitor parking at the entrance to the site.

### Agents Note

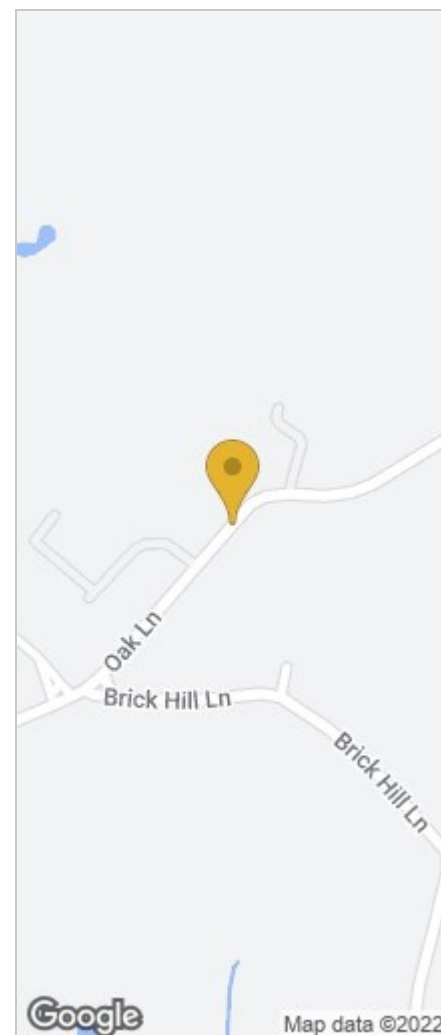
The vendor has advised us that the monthly ground rent is £178.04. The vendor has advised that there is no monthly service charge.



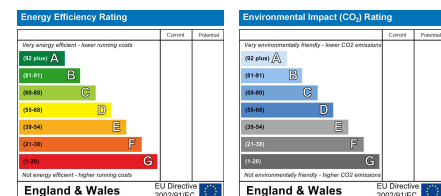
## Floor Plan



## Area Map



## 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.

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**KEY Estate Agents**

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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.



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