



THE KEY TO YOUR NEXT MOVE

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

# For Sale

Tel: 024 7635 7645



**£63,000**

16 Bermuda Village, Bermuda, Nuneaton CV10 7PN



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KEY ESTATE AGENTS

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**\*\*\*SHARED OWNERSHIP - 35% SHARE. MID TERRACE PROPERTY WITH TWO ALLOCATED PARKING SPACES AND OFFERED WITH NO UPWARDS CHAIN\*\*\*** KEY Estate Agents are delighted to offer For Sale this modern two bedroom mid terrace property in Bermuda. In brief, this home comprises of a lounge / diner, modern kitchen, downstairs WC, two double bedrooms and a family bathroom. The property also benefits from a low maintenance rear garden and allocated parking. To view, call KEY.

The vendor has advised the rent for this property is £293.68.

Tenure: Leasehold  
Council Tax Band: B  
EPC Rating: C

### Entrance



Enter through a part glazed door into the entrance hallway with stairs rising to the first floor and doors leading to:-

**Lounge / Dining Room 14'9" x 12'0" (8'10") (4.50 x 3.68 (2.70) )**



Good sized lounge / dining room with a built in storage cupboard, a radiator and French doors leading to the rear garden.

**Kitchen 9'10" x 5'2" (3.01 x 1.58)**



Modern kitchen benefitting from a variety of floor and wall mounted units, an integrated oven and gas hob, a fridge / freezer, a washing machine, a dishwasher, sink / drainer unit and window to the front aspect.

**Downstairs WC 5'1" x 2'10" (1.57 x 0.88)**



Low flush WC with a corner pedestal sink, a radiator and frosted window to the front aspect.

**Master Bedroom 12'0" (8'7") x 8'8" (3.68 (2.64) x 2.65)**



Double bedroom with a built in storage cupboard, a radiator and two windows to the front aspect.

**Second Bedroom 10'4" x 8'3" (3.15 x 2.53)**



Double bedroom with built in wardrobes, a radiator and window to the rear aspect.

### Bathroom 7'4" x 5'6" (2.24 x 1.68)



Modern bathroom with a three piece suite consisting of a low flush WC, a pedestal sink with built in storage, a bath and overhead shower.

### Garden and Parking

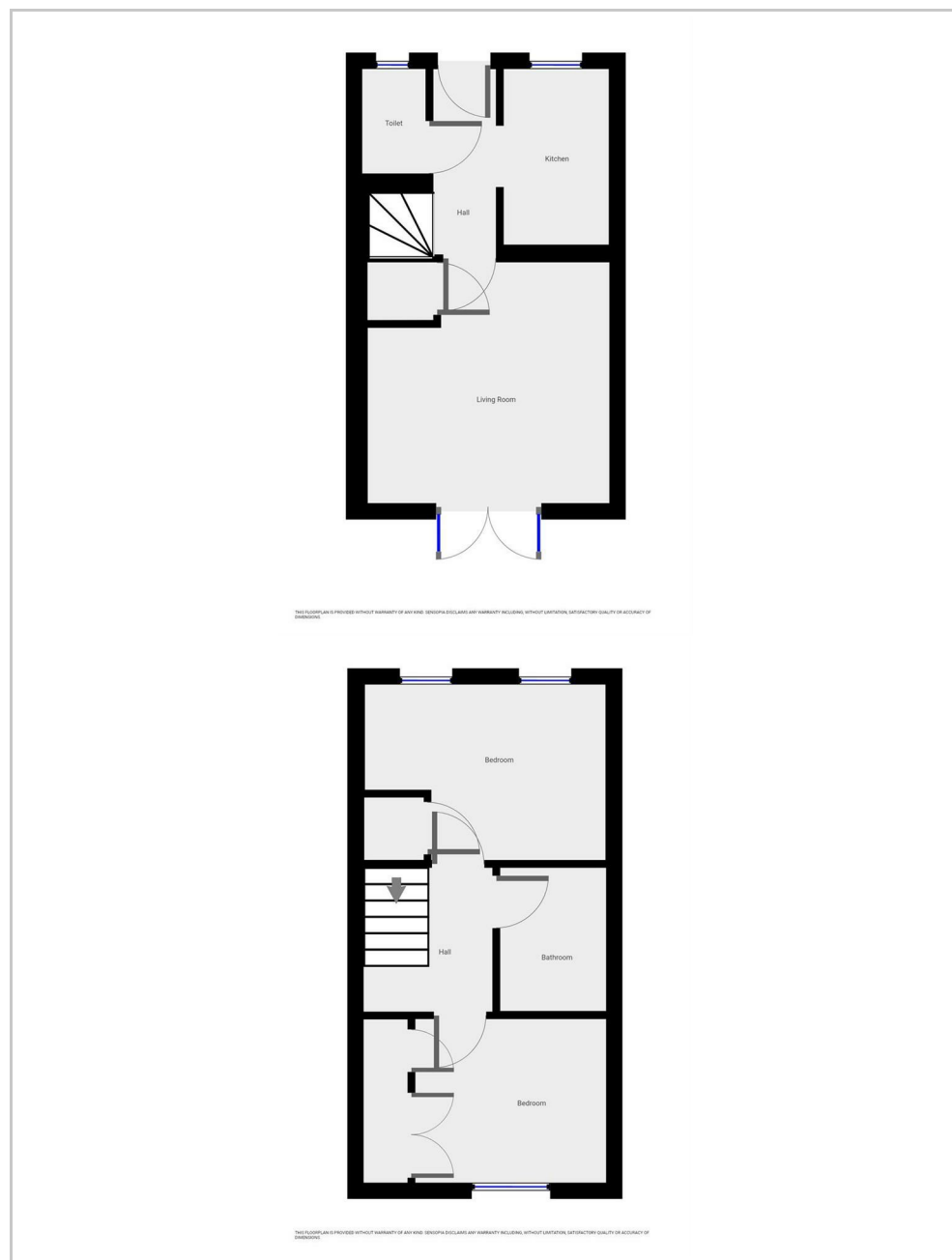


To the rear of the property there is a low maintenance garden consisting of a patio area and an artificial lawn. To the bottom of the garden there is a gate leading to the communal car park where there are two allocated spaces.

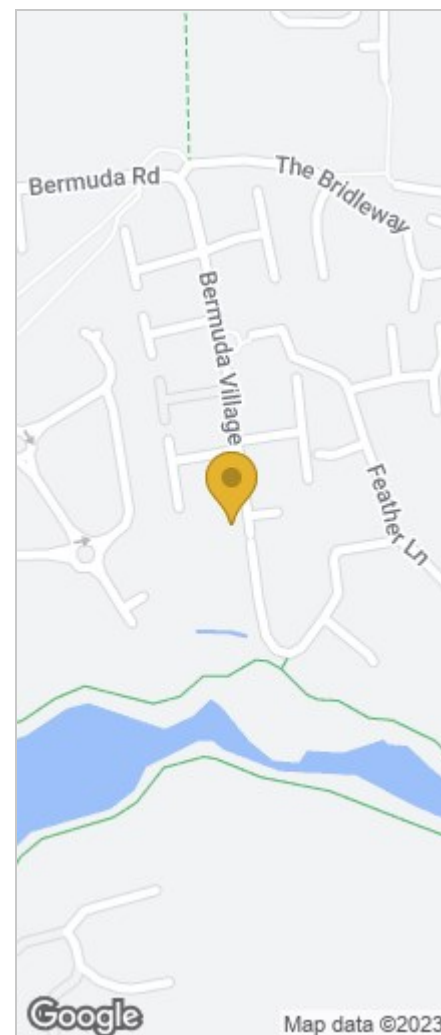
### Shared Ownership

The vendor has advised that the current rent payment to the housing association is £293.66 PCM. To be eligible for shared ownership you must be employed and have a combined income of £80,000 or less. For more details on shared ownership, please see the Midland Heart website.

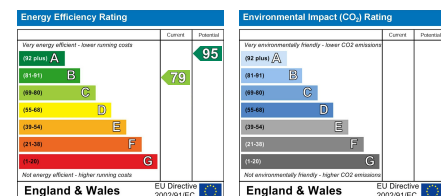
## Floor Plan



## 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.

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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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