

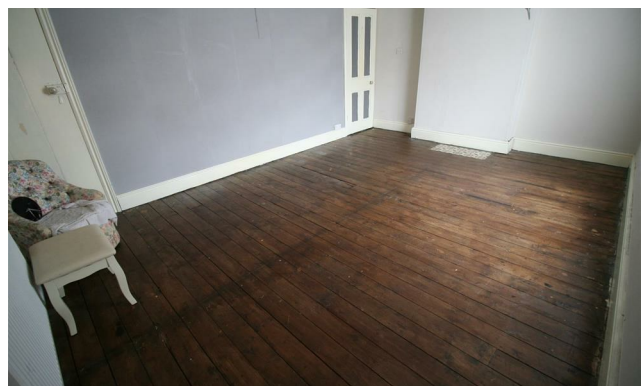


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# For Sale

**Tel: 024 7635 7645**



**£190,000**

**27 Chancery Lane, Chapel End, Nuneaton CV10 0PB**



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**\*\*\*LARGE SEMI DETACHED HOME BENEFITTING FROM OFF ROAD PARKING AND A GARAGE - IN NEED OF SOME MODERNISATION\*\*\*** KEY Estate Agents are delighted to offer For Sale this Three Bedroom Semi-Detached Home in Chapel End. The property is in need of some improvement but would make an ideal family home. In brief the property comprises of a lounge, large dining room, kitchen, conservatory, three double bedrooms and a family bathroom. Viewing is advised, to view, call KEY.

Tenure: Freehold  
Council Tax Band C  
EPC Grade D

### Entrance



Enter through a part glazed door into the porch with another door leading into the entrance hallway.

### Lounge 13'5" x 12'2" (4.09 x 3.73)



Spacious lounge benefitting from a feature fireplace, a radiator and bay window to the front aspect.

### Dining Room 13'4" x 13'3" (4.07 x 4.06)



Large dining room with a window to the rear aspect.

### Kitchen 13'3" x 8'5" (4.06 x 2.58)

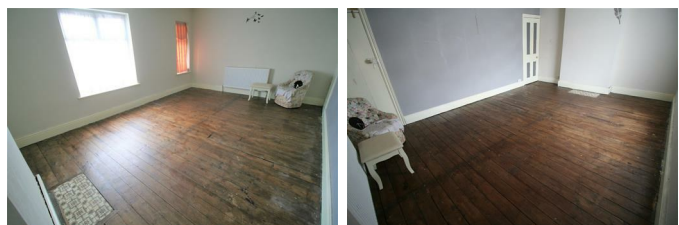


Benefitting from a variety of floor and wall mounted units with space for an oven, space for an under counter fridge, integrated under counter freezer and sink drainer unit. The kitchen also benefits from a built in pantry and window to the rear aspect.

### Conservatory 9'3" x 4'0" (2.84 x 1.23)

Small conservatory providing access to the garage and the rear garden.

### Master Bedroom 16'10" x 12'2" (5.15 x 3.72)



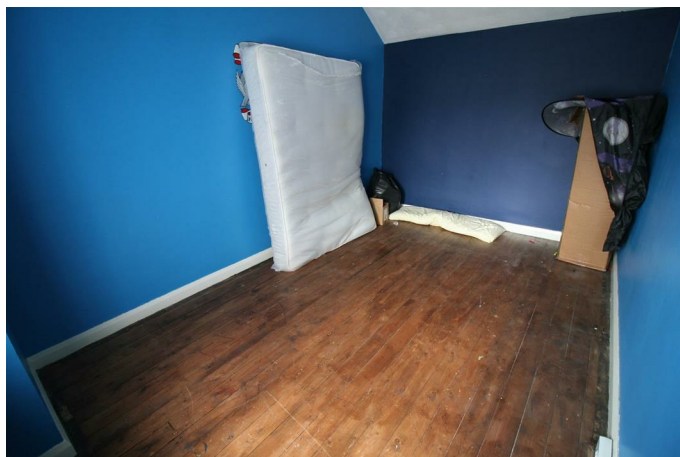
Large double bedroom with a radiator, two windows to the front aspect and built in storage cupboard.

### **Second Bedroom 13'5" x 13'4" (4.09 x 4.08)**



Good sized double bedroom with a radiator and window to the rear aspect.

### **Third Bedroom 13'7" x 8'11" (4.15 x 2.74)**



Double bedroom with a radiator and window to the rear aspect.

### **Bathroom 9'2" x 8'3" (2.81 x 2.54)**



Benefitting from a single shower cubicle, a bath, a pedestal sink and low flush W/C. The bathroom also has a storage cupboard which houses the boiler and a frosted window to the rear aspect.

### **Garden**

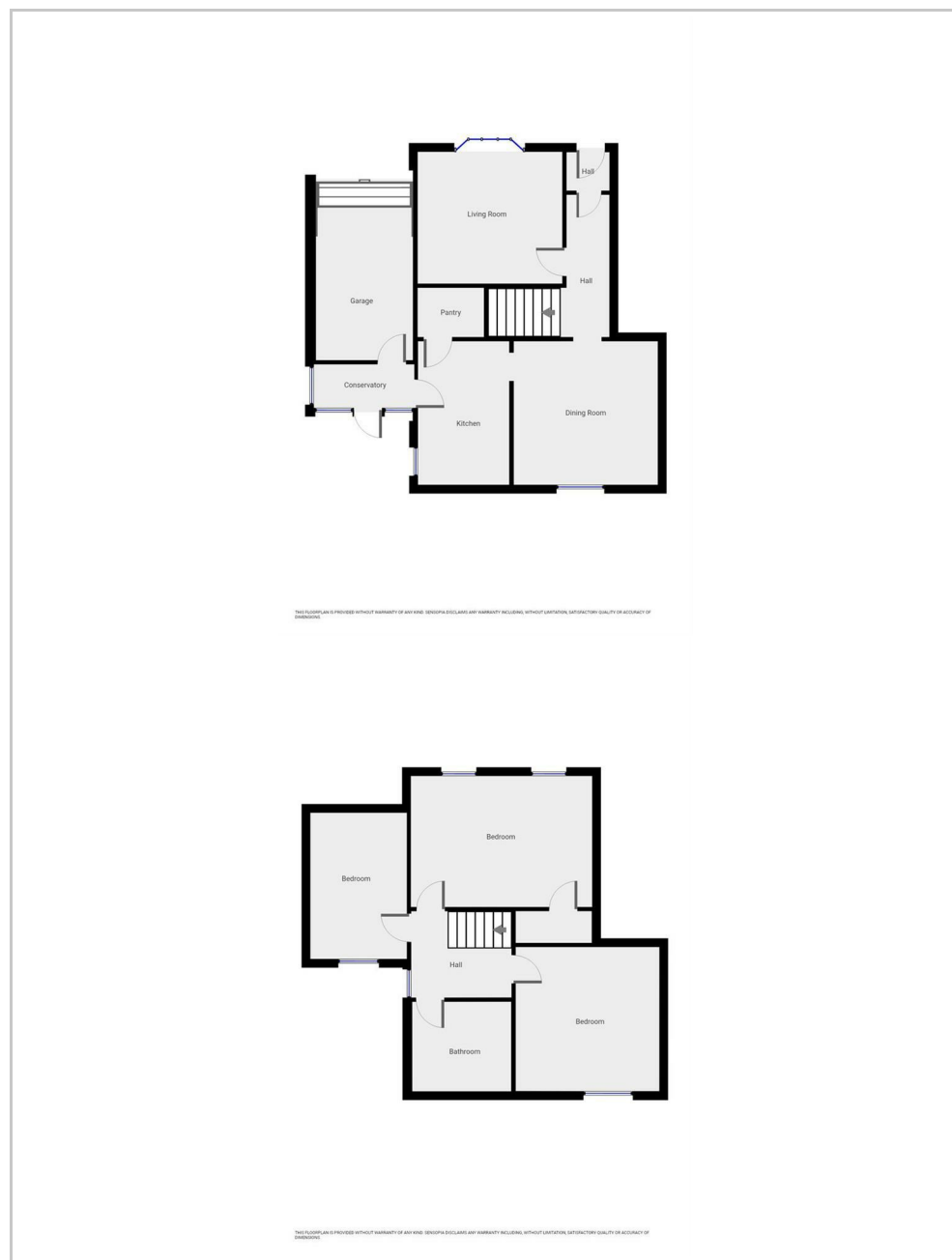


To the rear of the property there is good size garden with a patio area leading onto a small decked area.

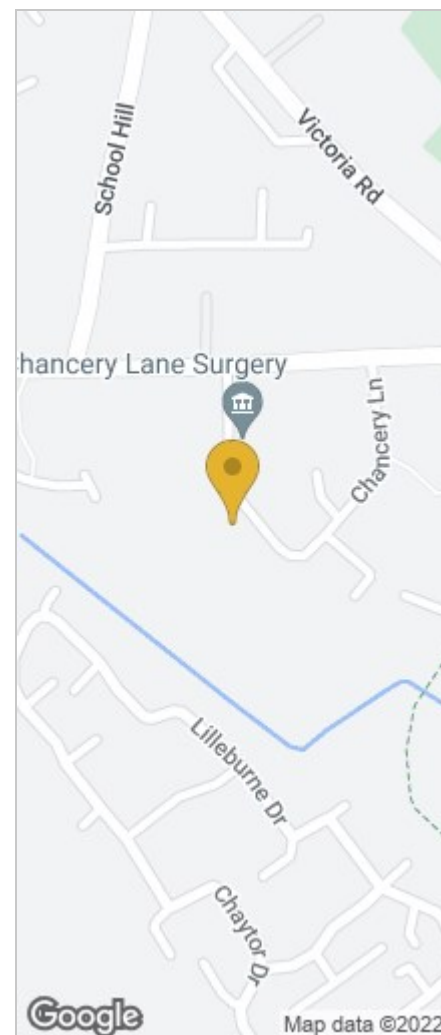
### **Garage and Parking**

To the front of the property there is a tarmac driveway with space for 2 cars end on end and a single garage.

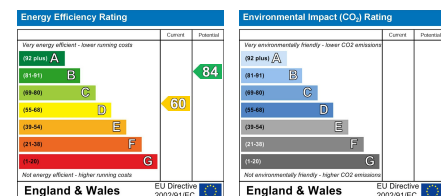
## Floor Plan



## 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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