



THE KEY TO YOUR NEXT MOVE

www.keystateagents.com

For Sale

Tel: 024 7635 7645



£145,000



93 Ivanhoe Avenue, Attleborough, Nuneaton CV11 4RL

E-mail: sales@keystateagents.com KEY ESTATE AGENTS Website: www.keystateagents.com

KEY Estate Agents are please to offer for sale this three bedroom mid terrace property located in Attleborough. The property benefits from a large double driveway, a good sized rear garden and a downstairs toilet amongst other things. This property would be ideal for first or second time buyers, or alternatively would be an ideal investment for a buy to let investor. Viewing is strongly advised to appreciate the size of the plot and the property. To view, call KEY.

Entrance



Enter via a part glazed front door into an entrance hall with stairs rising to the first floor and a door leading to the lounge.

Lounge 15'11" x 11'4" (4.86 x 3.47)



Family sized lounge with radiator, gas fire place and window to the front aspect. Door leading to the kitchen.

Kitchen 15'11" x 8'0" (4.86 x 2.45)



The kitchen is in need of modernisation, currently benefitting from floor mounted kitchen units, a sink drainer unit, gas 'combi' boiler, radiator and window to the rear aspect. Door leading to a rear hallway which in turn has doors leading to the garden, downstairs toilet and under stairs cupboard.

Downstairs Toilet

Low flush W/C

Bathroom 8'5" x 4'9" (2.57 x 1.45)



Modern bathroom with low flush W/C, sink unit, bath with overhead shower and shower screen, heated towel rail and frosted window to the rear aspect.

Master Bedroom 12'11" x 11'5" (3.94 x 3.48)



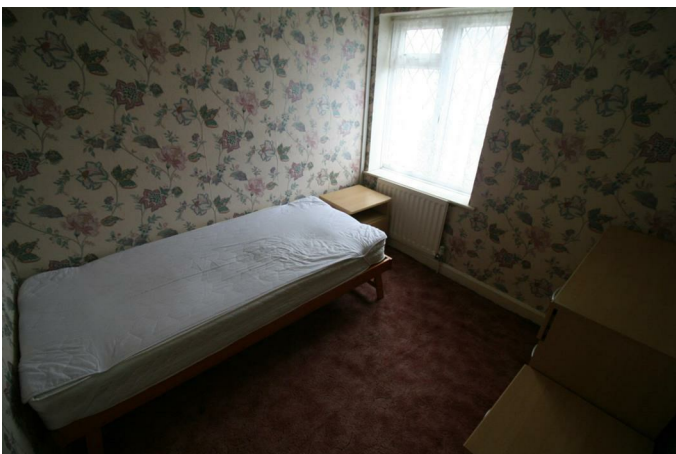
Large double bedroom in need of modernisation with radiator window to the front aspect.

Second Bedroom 13'5" x 8'0" (4.1 x 2.44)



Double bedroom with radiator and window to the rear aspect.

Third Bedroom 8'5" x 7'11" (2.58 x 2.42)



Good sized single bedroom with radiator and window to the front aspect.

Garden and Parking



To the rear the property benefits from a good sized garden with both a patio and an area laid to lawn. There is a side access that leads to the front of the property. At the front of the property there is a driveway which provides parking for two cars.

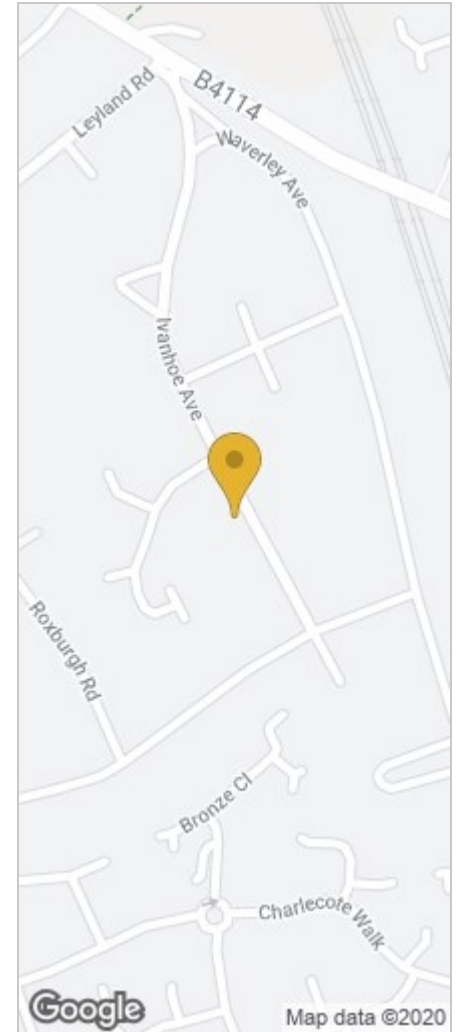
Rental Yield

KEY Estate Agents estimate that, when modernised, this property would achieve £700-£725 PCM. KEY offers a range of lettings services, for more information, call KEY.

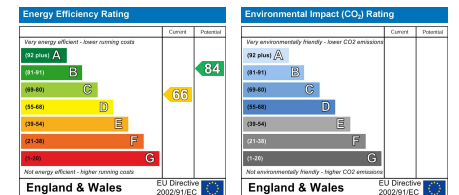
Floor Plan



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.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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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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