

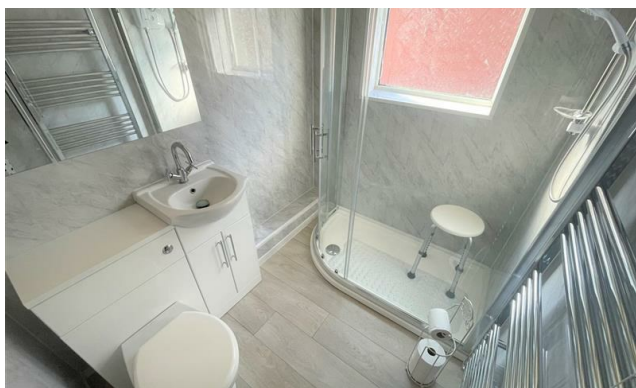


THE KEY TO YOUR NEXT MOVE

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# For Sale

**Tel: 024 7635 7645**



**£199,950**

**26 Burnaby Close, Whittleford, Nuneaton CV10 9JX**



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**E-mail:** [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

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\*\*\*\*SEMI DETACHED HOME IN CUL-DE-SAC LOCATION WITH OFF ROAD PARKING, GARAGE AND OFFERED WITH NO UPWARDS CHAIN\*\*\*\*  
 KEY Estate Agents are delighted to offer For Sale this two bedroom home in Whittleford. The property does require some modernisation but benefits from a good size living room, fitted kitchen, a conservatory, two double bedrooms and modern bathroom. Further benefits include a single garage, off road parking and private garden. This would make a great first time buy or family home. To view, call KEY.

Tenure: Freehold  
 Council Tax Band B  
 EPC Grade: TBC

### Entrance



Enter through a part glazed front door into the entrance porch with a part glazed door leading into the lounge.

### Lounge 14'9" x 13'4" (4.52 x 4.08)



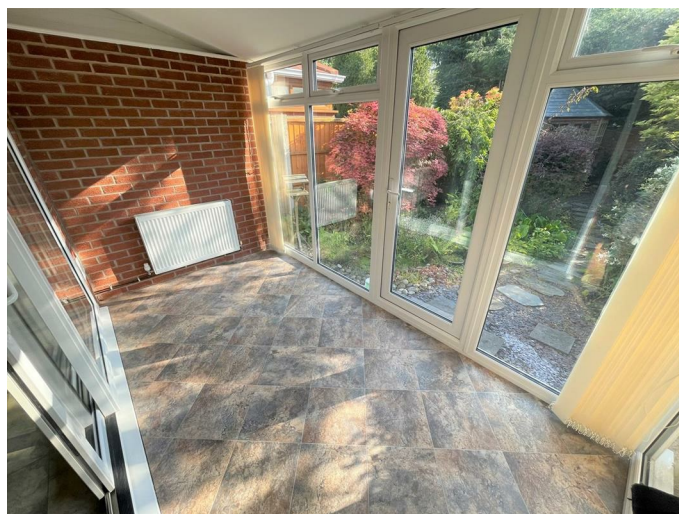
Good size lounge benefitting from an electric fire, under stairs storage, a window to the front aspect and stairs rising to the first floor.

### Kitchen 13'4" x 8'5" (4.07 x 2.57)



Fitted kitchen benefitting from a variety of floor and wall mounted units with a sink drainer unit, a washing machine, an under counter fridge, a freestanding full length freezer, electric oven and gas hob. The kitchen also benefits from a radiator and sliding patio doors into the conservatory.

### Conservatory 12'0" x 6'3" (3.66 x 1.93)



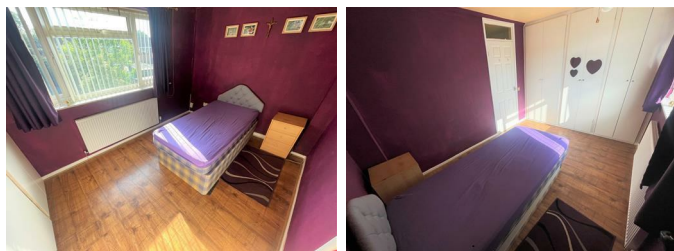
Good size conservatory benefitting from a radiator and door to the rear and side aspect.

### Master Bedroom 13'4" x 8'11" (4.08 x 2.73)



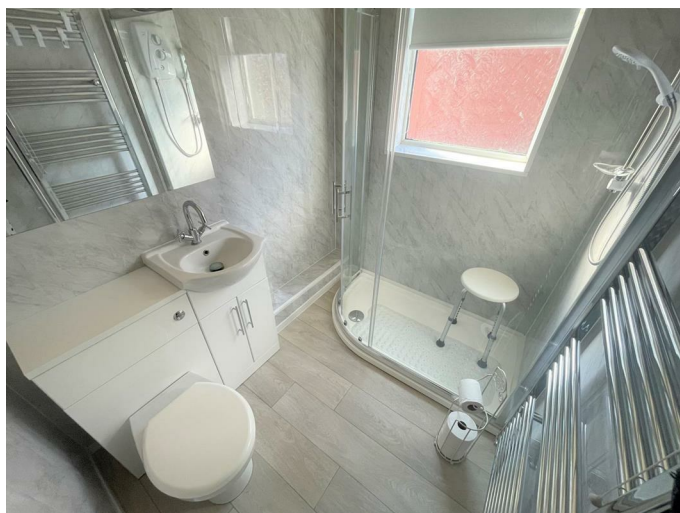
Double bedroom with a storage cupboard, a radiator and window to the front aspect.

### Second Bedroom 11'1" x 8'5" (3.40 x 2.59)



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

### Bathroom 6'9" x 5'6" (2.08 x 1.70)



Modern shower room benefitting from a corner shower cubicle, a low flush WC, a sink / storage unit and heated towel rail. There is also a frosted window to the side aspect.

### Garden



To the rear of the property there is a mature rear garden which benefits from a decked area and summer house at the bottom.

### Garage and Parking

To the front of the property there is a tarmac driveway with space for 2 cars as well as a single garage.

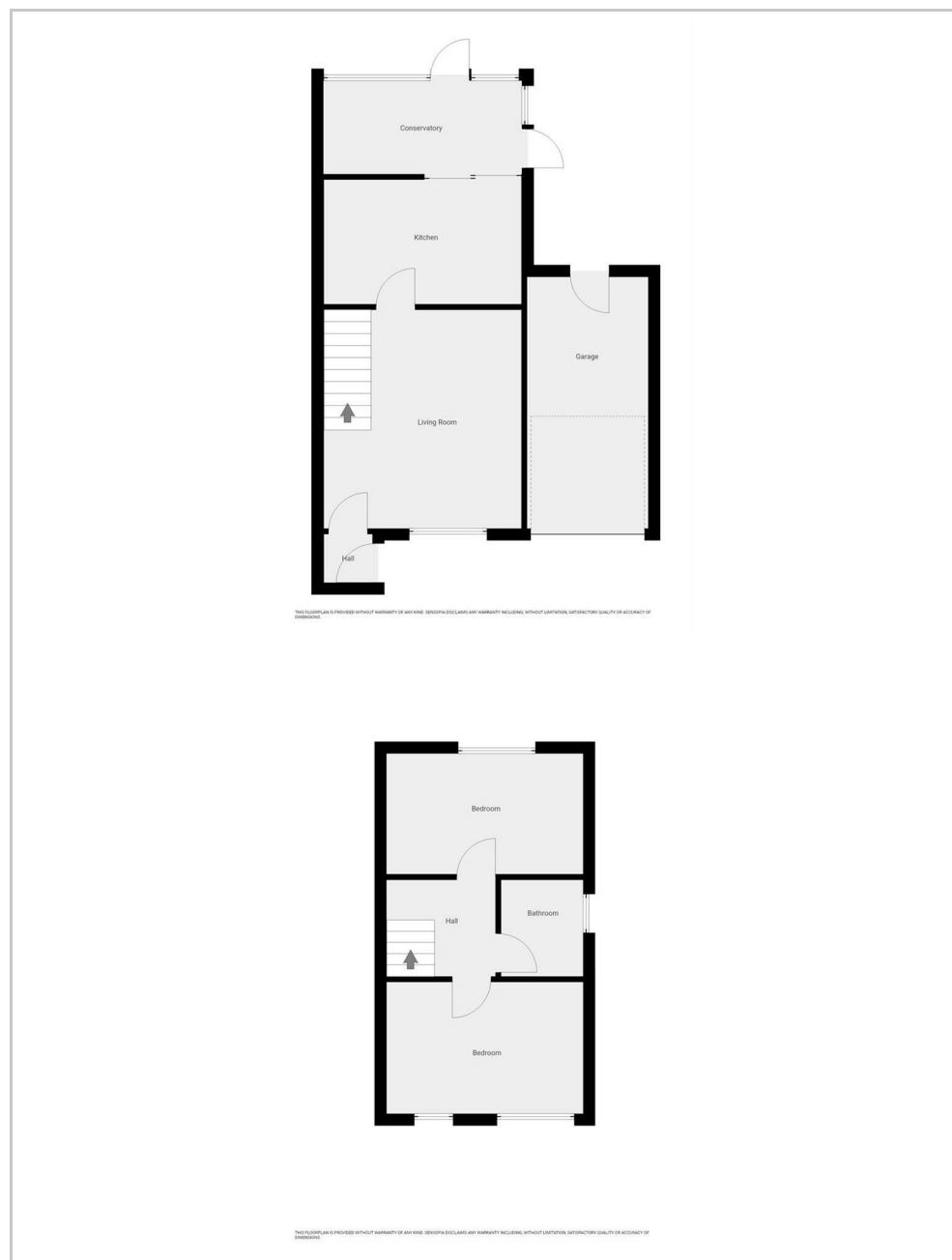
### Agents Notes

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.

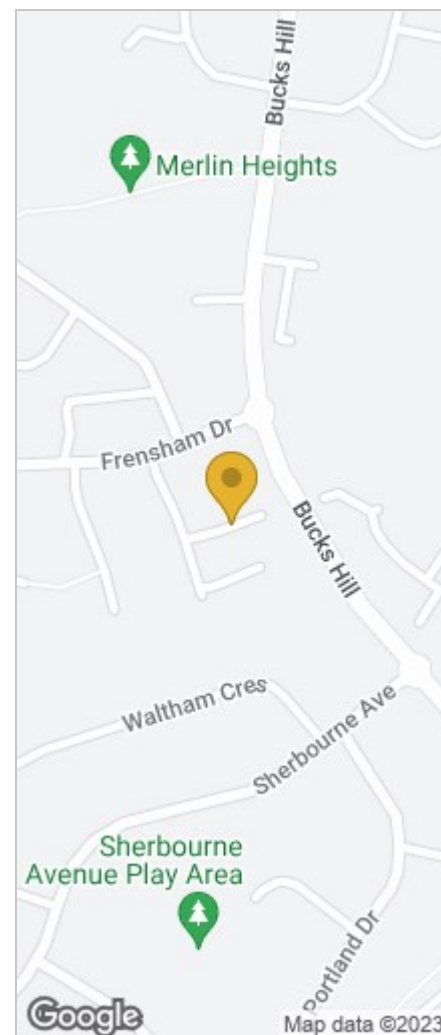
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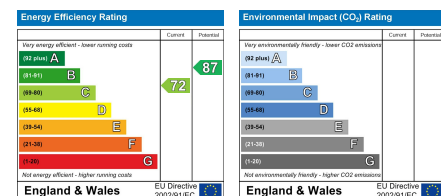
## Floor Plan



## Area Map



## Energy Efficiency Graph



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**KEY Estate Agents**  
**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
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