

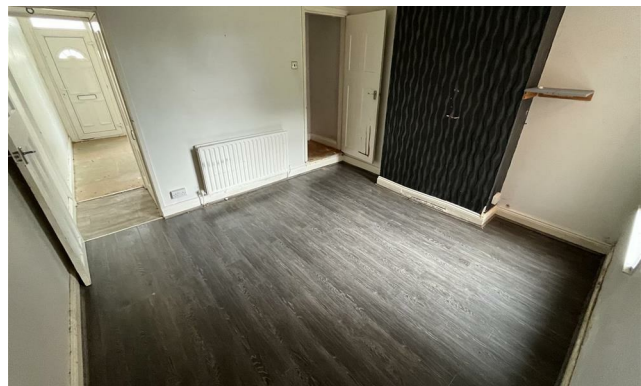


THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

For Sale

Tel: 024 7635 7645



£150,000

31 Tennant Street, Attleborough, Nuneaton CV11 4NT



E-mail: sales@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

Public Notice - 31 Tennant Street, Nuneaton, Warwickshire, CV11 4NT.

We are acting in the sale of the above property and have received an offer of £150,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place.

EPC Rating - E.

KEY Estate Agents are pleased to offer For Sale this Two Bedroom Mid Terrace Property in Attleborough. The property is a traditional terrace benefitting from two reception rooms, a kitchen, a utility room, two double bedrooms and spacious bathroom. To the rear of the property there is a store cupboard, outside toilet and a good size garden. The property has on street parking only and is offered with no upwards chain. Viewing is strongly advised. To view, call KEY.

Tenure: Freehold
Council Tax Band A
EPC Grade: E

Entrance



Enter through a part glazed front door straight into the lounge.

Lounge 12'0" x 11'2" (3.68 x 3.41)



Good sized reception room benefitting a feature fire, a radiator and bay window to the front aspect.

Dining Room 12'5" x 11'3" (3.81 x 3.43)



Second reception room with an under stairs storage cupboard, stairs rising to the first floor, a radiator and window to the rear aspect.

Kitchen 12'0" x 6'6" (3.67 x 2.00)

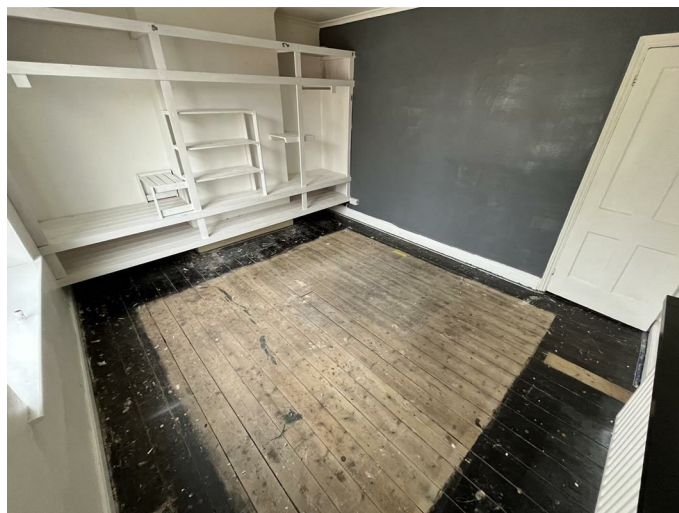


Benefitting from a variety of floor and wall mounted units, a sink drainer unit, sink drainer unit, a dishwasher, an electric over and hob, an extractor fan, a window to the side aspect as well as a door leading to the rear garden.

Utility Room 6'6" x 2'11" (2.00 x 0.90)

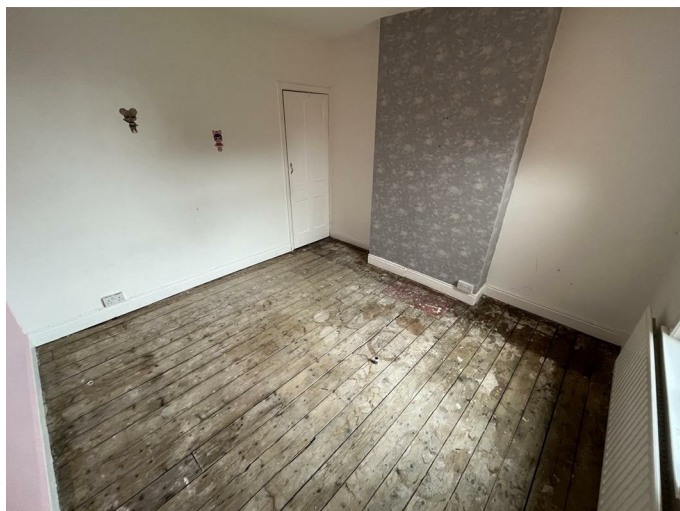
To the back of the kitchen there is a utility room with space for a fridge freezer as well as a vent for a tumble dryer.

Master Bedroom 13'11" x 11'3" (4.25 x 3.43)



Spacious double bedroom with built in storage, a radiator and window to the front aspect.

Second Bedroom 11'3" x 10'11" (3.45 x 3.33)



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

Bathroom 12'1" x 6'6" (3.70 x 2.00)



Benefitting from a low flush WC, a pedestal sink, a corner bath as well as a shower cubicle. The bathroom also has a part tiled surround, a radiator and frosted window to the rear aspect.

Rental Yield

KEY Estate Agents estimate that this property would achieve approximately £725-750 per calendar month dependant on the quality of finish. KEY Estate Agents offer a fully managed service, for more information, please call KEY.

Garden



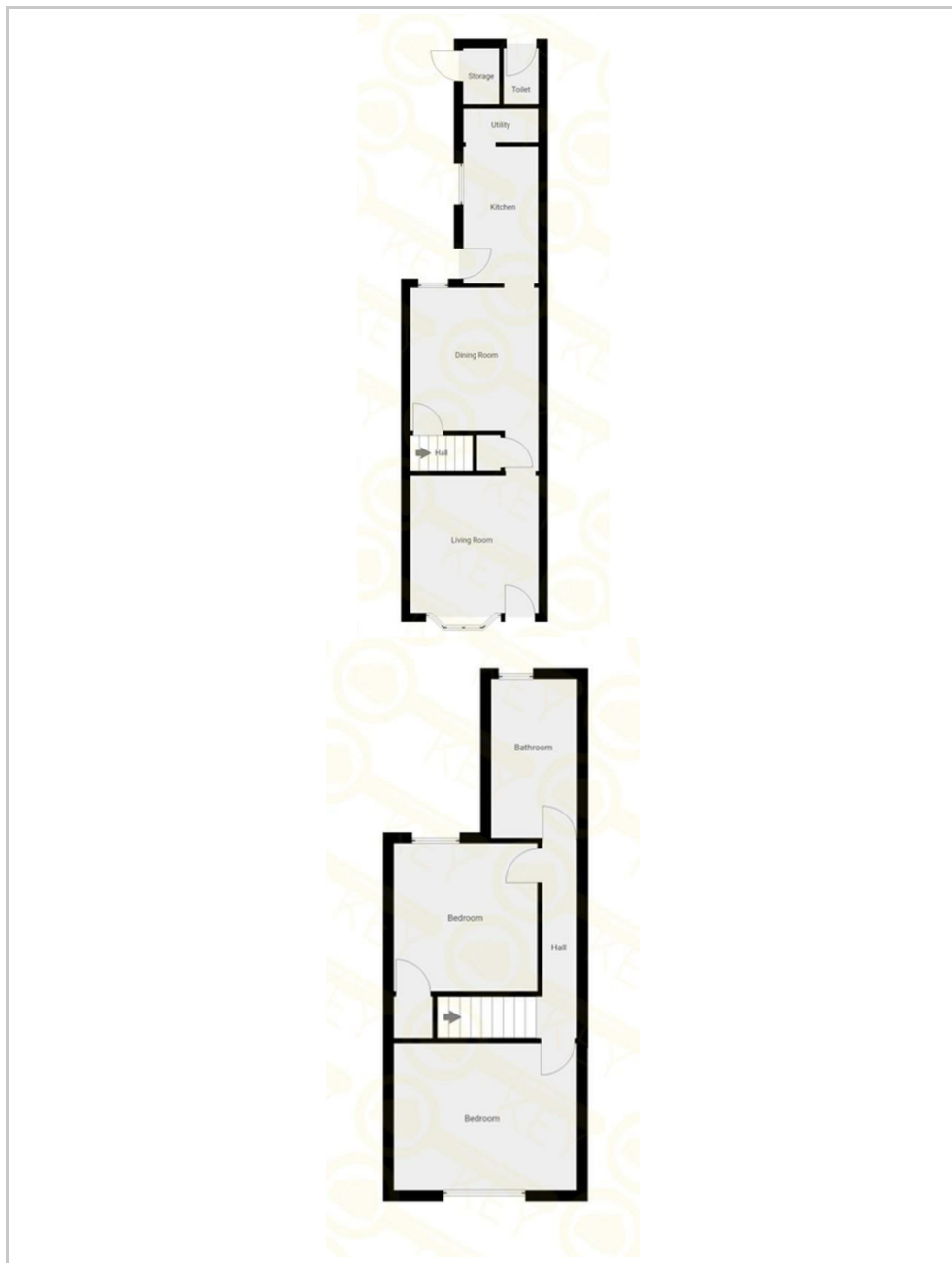
To the rear of the property there is a store cupboard

as well as an outside WC. The garden benefits from a patio area which leads onto a raised lawn area. There is also access to the shared alleyway.

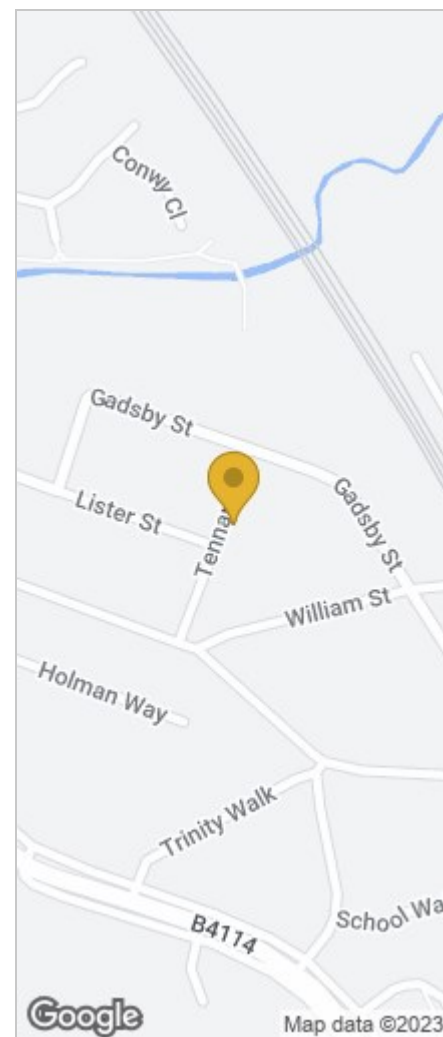
Agents Notes

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. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

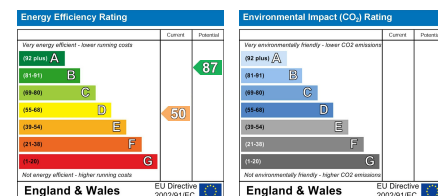
Floor Plan



Area Map



Energy Efficiency Graph



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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

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ

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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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