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For Sale

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Offers Around £170,000

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56 Tryan Road, Nuneaton, Nuneaton CV10 8AT

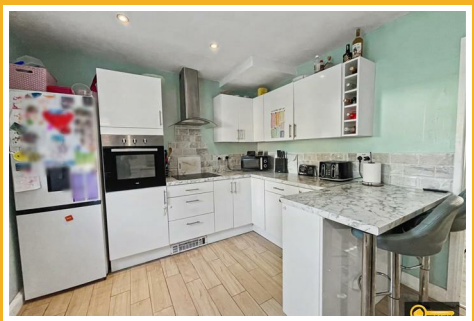
E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

56 Tryan Road

Nuneaton, Nuneaton CV10 8AT

Offers Around £170,000





- ***Well-presented and maintained freehold end-terraced residence***
- ***Comfortable lounge with attractive feature fireplace***
- ***Two well-proportioned double bedrooms***
- ***Gas central heating and uPVC double glazing***
- ***Good-sized private rear garden with extensive paved patio and lawned area & not directly overlooked***
- ***Ideally suited to discerning first-time purchasers***
- ***Spacious dining kitchen with breakfast bar and built-in oven and hob***
- ***Modern family bathroom with contemporary three-piece suite***
- ***Off-road parking with useful side pedestrian access***
- ***Tenure - Freehold, Local authority - NBBC, Council tax band- A, EPC - D.***

Key Estate Agents are pleased to offer for sale this well-presented and maintained freehold end-terraced residence, ideally suited to discerning first-time purchasers. Pleasantly positioned within this popular residential location, the property offers well-proportioned accommodation together with useful outside space and off-road parking. Internal inspection is highly recommended to fully appreciate all this appealing home has to offer.

Benefiting from gas central heating and uPVC double glazing, the accommodation briefly comprises an entrance vestibule with stairs rising to the first floor, leading into a comfortable lounge featuring an attractive fireplace. Access leads through into a spacious and well-equipped dining kitchen, fitted with a comprehensive range of neatly arranged units incorporating a useful breakfast bar together with built-in oven and hob.

To the first floor, the landing provides access to two well-proportioned double bedrooms, additional storage and a modern family bathroom fitted with a contemporary white three-piece suite.

Outside, the property benefits from off-road parking to the front, while side pedestrian access leads through to a good-sized rear garden. The garden is mainly laid to lawn and incorporates an extensive paved patio area, providing an excellent space for outdoor dining and entertaining. A further benefit is the rear garden not being directly overlooked.

Overall, this is a super end-terraced home offering excellent accommodation, useful parking and attractive outside space, making it an ideal opportunity for first-time purchasers. Early internal inspection is strongly recommended.

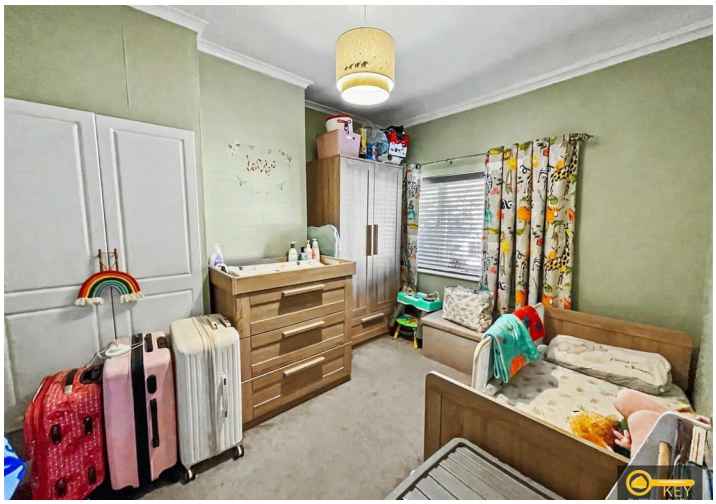
Agents disclaimer

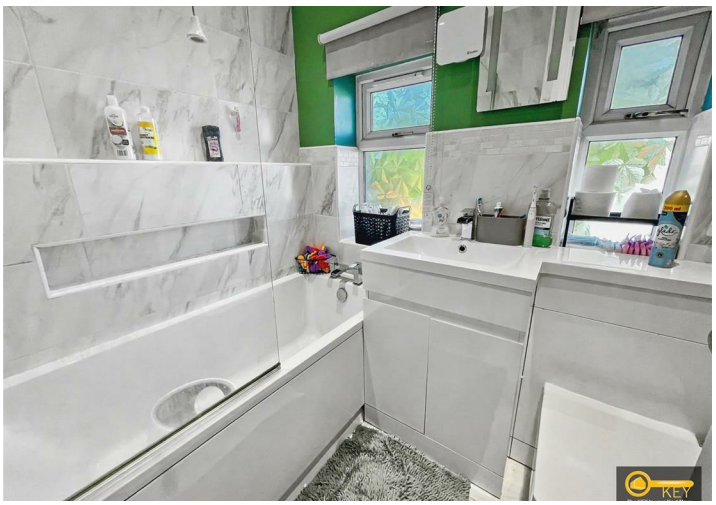
Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are 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.





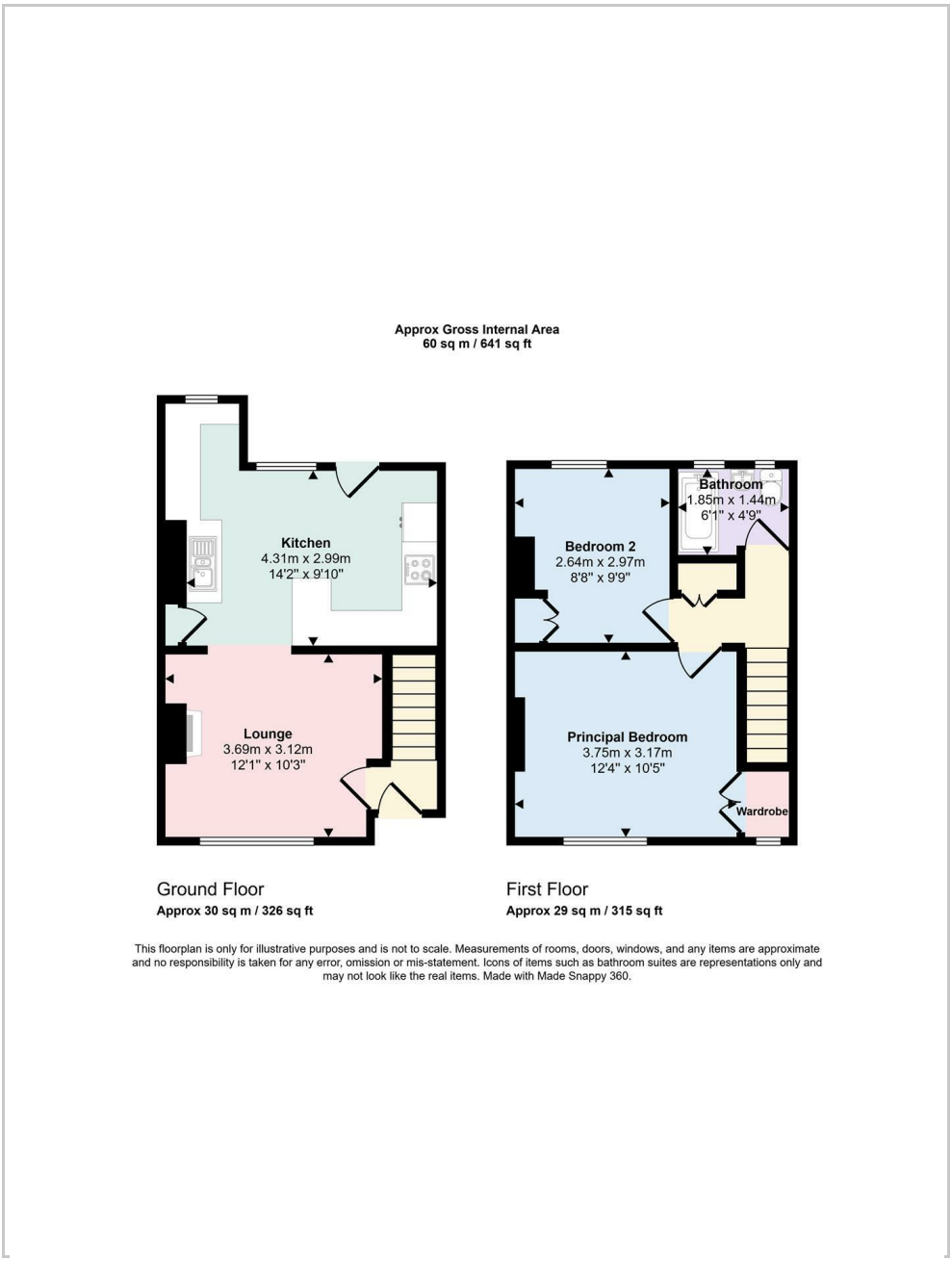




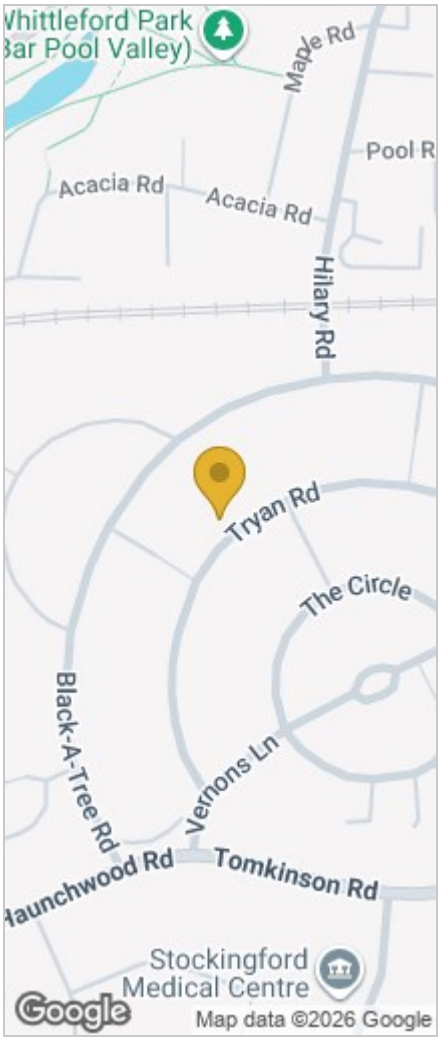




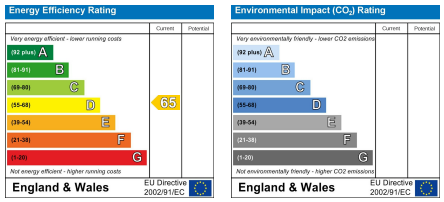
Floor Plan



Area Map



Energy Efficiency Graph



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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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.