



4 Reading Avenue
Nuneaton, CV11 6HE
£1,200 PCM

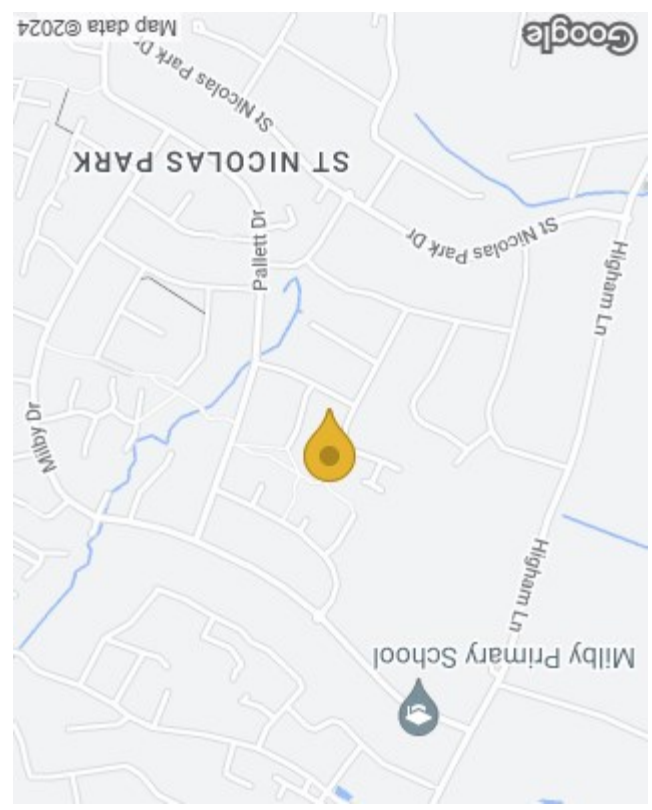
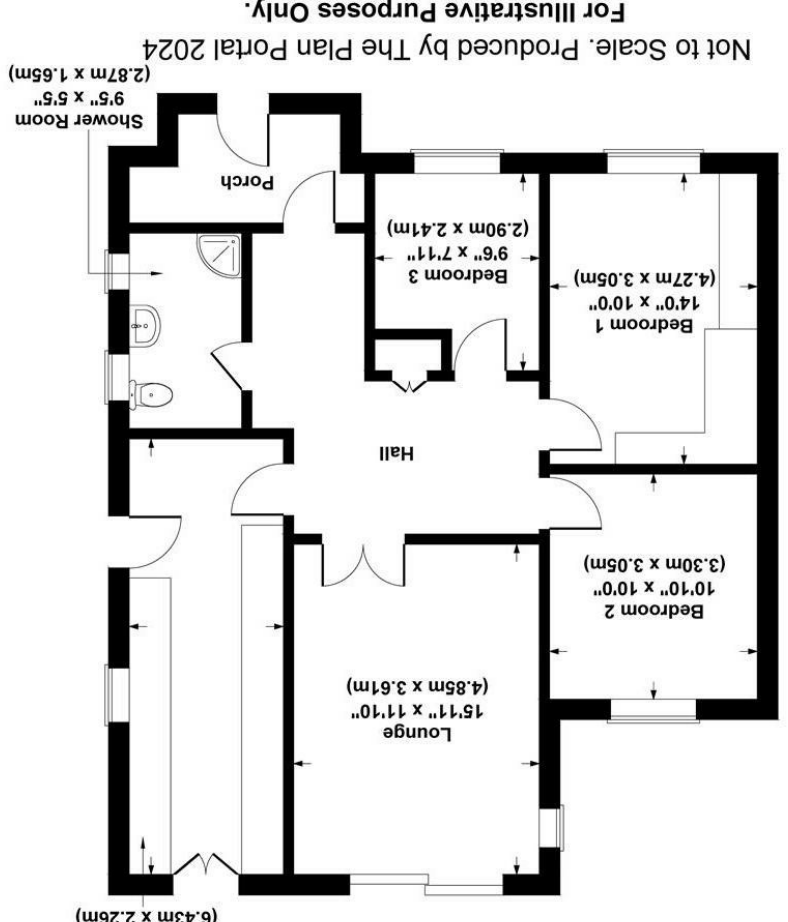


Floor Plan

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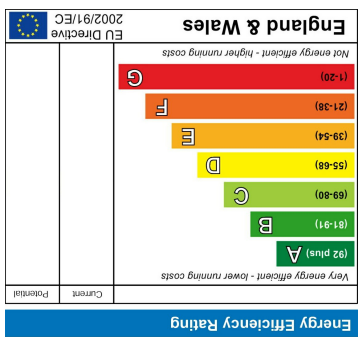


Approximate Area = 957 sq ft / 88.9 sq m



Area Map

Energy Efficiency Graph



Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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A well presented semi detached bungalow located on the sought after St Nicolas Park Estate & located within the Higham Lane School catchment area. The property benefits from gas central heating and double glazing and is let partly furnished and briefly comprises: entrance porch; entrance hallway with storage cupboard; good sized lounge with patio doors leading to the rear garden; modern fitted kitchen with a range of matching base and wall units, built in oven, hob & extractor and integrated dishwasher and doors leading to the rear garden; main bedroom with built in wardrobes; second double bedroom and single bedroom; shower room with corner shower unit, sink with vanity unit and wc. Externally to the front of the property there is a lawned garden and driveway with double gates leading to the garage and enclosed rear garden, which has lawned & slabbed areas. No pets. Council tax band D.

**RENT £1200.00 PCM **
HOLDING DEPOSIT £276.00 **
SECURITY DEPOSIT £1384.00 **



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.