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To Let

Tel: 024 7632 2022



£1,100 Per Calendar



6 Spruce Road, Middlemarch Rise, Nuneaton CV10 0LL

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KEY ESTATE AGENTS

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*****DON'T MISS OUT*****

We are pleased to offer For Let this three storey, three bedroom town house situated in an elevated position with views over school playing fields to the rear. The property benefits from a ground floor cloakroom/WC, modern fitted kitchen with integrated appliances, lounge opening onto low maintenance rear garden, three bedrooms, the master with built in wardrobes located next to shower room, white bathroom suite, gas radiator heating and UPVC double glazing. Benefitting from great storage space, the property will be available for occupation late May.

Rent : £1100 pcm
Holding deposit : £253
Deposit : £1263
EPC : C
Council Tax : Band C

Entrance Hall

Entered via part glazed entrance door, carpeted flooring, stairs rising to first floor landing with under stairs storage cupboard.

Cloakroom/WC 3'3" x 5'10" (1 x 1.8)



White suite with low flush WC and wash hand basin, tiled splash backs and flooring, radiator.

Lounge 13'1" x 11'5" (4 x 3.5)



Carpet floor covering, radiator, window to rear aspect, door to rear garden, TV point

Kitchen 9'0" x 9'0" (2.76 x 2.76)



Fitted with a comprehensive modern range of base and wall mounted units with fitted work surfaces, integrated appliances to include oven; hob and extractor hood, fridge, freezer and dishwasher. Vinyl floor covering, window to front aspect, tiled splash backs.

First Floor Landing



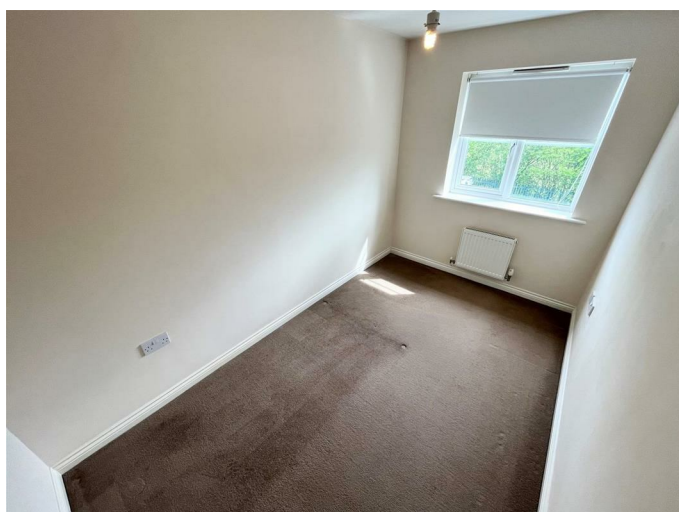
Carpet floor covering, stairs rising to second floor landing, built-in cupboard.

Bedroom 2 13'1" x 9'0" (4 x 2.76)



Two windows to front aspect, radiator, carpet floor covering.

Bedroom 3 11'3" x 6'10" (3.44 x 2.1)



Carpeted flooring, window to rear aspect, radiator.

Bathroom 7'9" x 6'0" (2.37 x 1.85)



Fitted with a white suite comprising low flush WC, wash hand basin and panelled bath, tiled splash backs, vinyl flooring.

Second Floor Landing



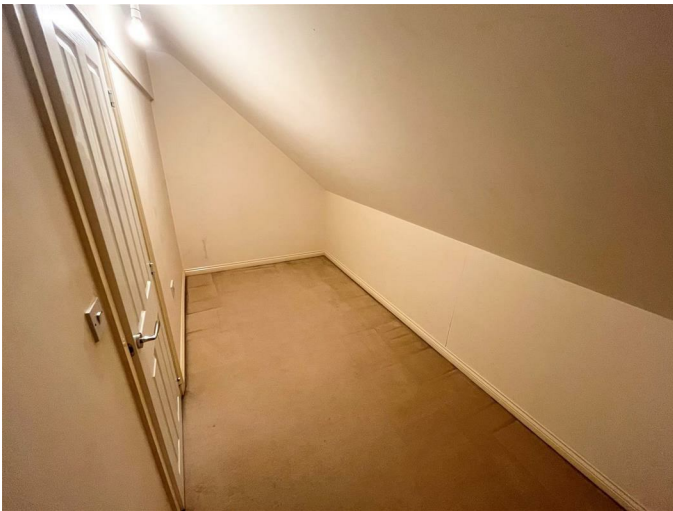
Carpeted flooring.

Bedroom 1 13'1" x 9'1" (4 x 2.78)



Window to rear aspect, built-in wardrobe, radiator, carpeted flooring.

Storage Room 13'1" x 6'3" (4 x 1.92)



Carpeted flooring, leads into:

Shower Room 6'7" x 3'9" (2.03 x 1.16)



Fitted with a low flush WC, wash hand basin and

shower cubicle, tiled splash backs, vinyl floor covering, radiator.

Front Garden



Low brick wall and wrought iron fence and path to entrance door.

Parking

Allocated parking to the rear of the property

Rear Garden



Pebbled area and patio, gate to rear and parking area.

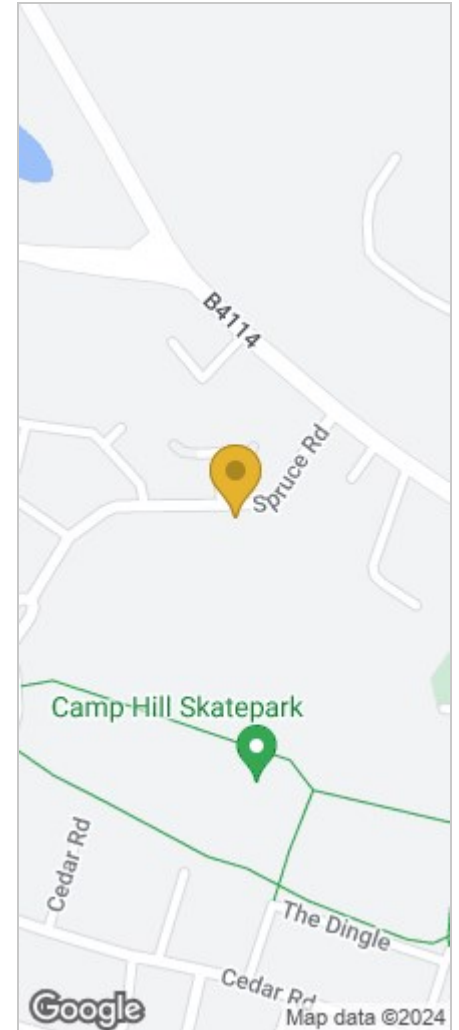
Agents Notes

Floor plans are for identification purposes only and not to scale. All room measurements in these lettings 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. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agents and under no circumstances are to be reproduced by a third party without prior permission.

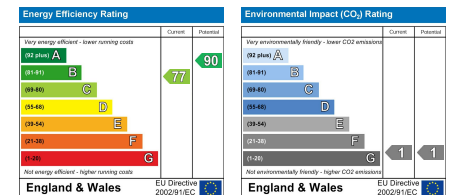
Floor Plan



Area Map



Energy Efficiency Graph



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KEY Estate Agents

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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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