



THE KEY TO YOUR NEXT MOVE

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To Let

Tel: 024 7632 2022



£1,200 Guide Price

17 Leyland Road, Attleborough, Nuneaton CV11 4RP



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KEY ESTATE AGENTS

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DON'T MISS OUT ON THIS EXTREMELY WELL PRESENTED 3 BEDROOM SEMI DETACHED PROPERTY. The property benefits from a family living room, a modern kitchen diner, two double bedrooms, a single bedroom and a modern bathroom. There is off road parking to the front and side of the property and a good sized rear garden.

Available mid May 2025

Council Tax Band: B

EPC Grade: C

Holding Deposit: £276

Deposit: £1380

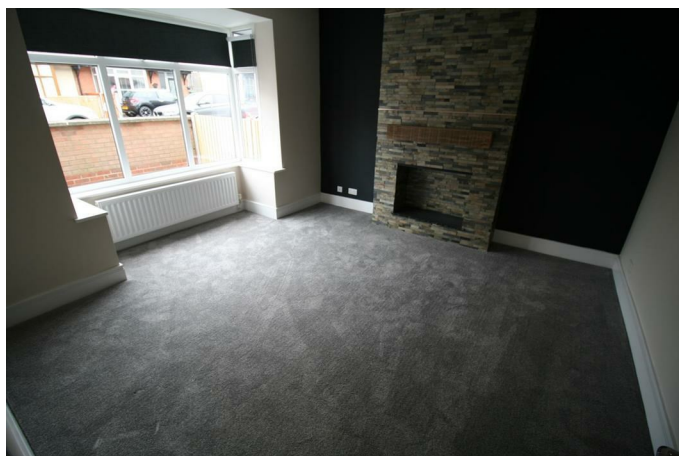
Zero Deposit Option Available

Entrance



Enter via a composite front door into an entrance hall with stairs rising to the first floor and dorrs to the lounge and kitchen.

Lounge 12'9" x 12'3" (3.89 x 3.74)



Family sized living room with feature fireplace and bay window to the front aspect.

Kitchen 18'6" x 10'11" (5.64 x 3.33)



Modern kitchen / diner with wall and floor mounted kitchen units, built in oven, hob, integrated fridge freezer, integrated dishwasher, space for washing machine, designer radiator and double doors to rear garden.

Master Bedroom 12'1" x 11'4" (3.7 x 3.46)



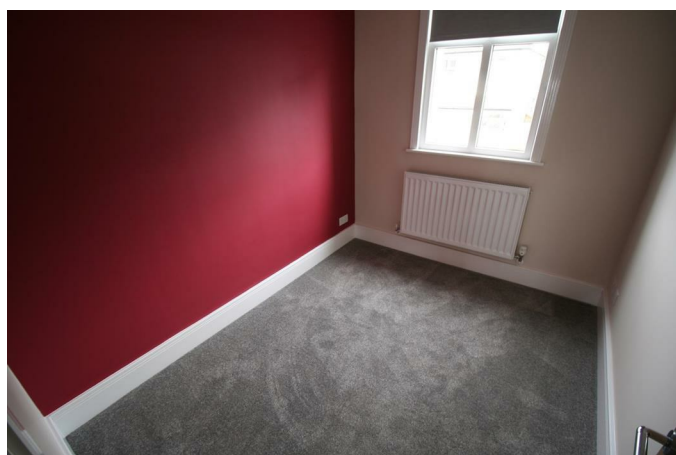
Double bedroom with window to front aspect and radiator.

Second Bedroom 11'9" x 11'4" (3.6 x 3.46)



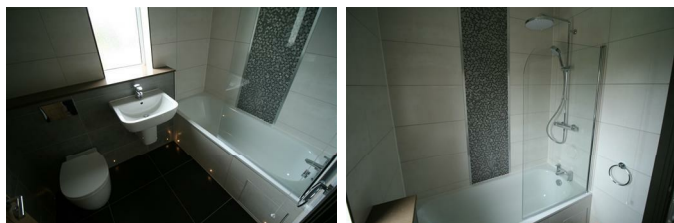
Double bedroom with window to rear aspect and radiator.

Third Bedroom 9'0" x 7'4" (2.75 x 2.25)



Single Bedroom with window to front aspect

Bathroom 7'2" x 5'5" (2.2 x 1.66)



Modern bathroom with low flush W/C, tiled surround, sink unit, bath with overhead shower and shower screen, automatic lights and an extractor.

Garden and Parking

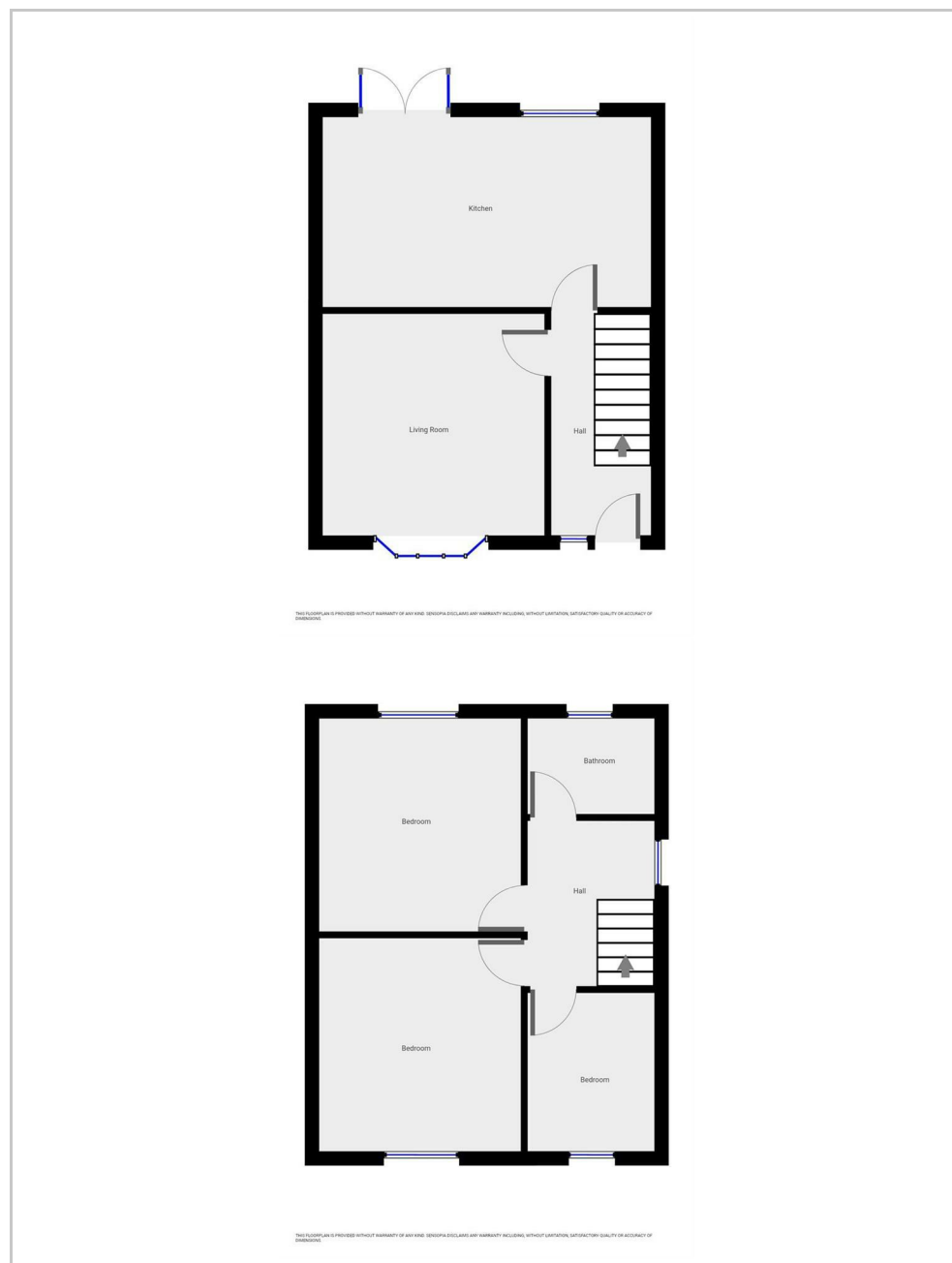


The property benefits from off road parking to the front and side of the property. There is a good sized rear garden benefiting from both a paved area and an area laid to lawn.

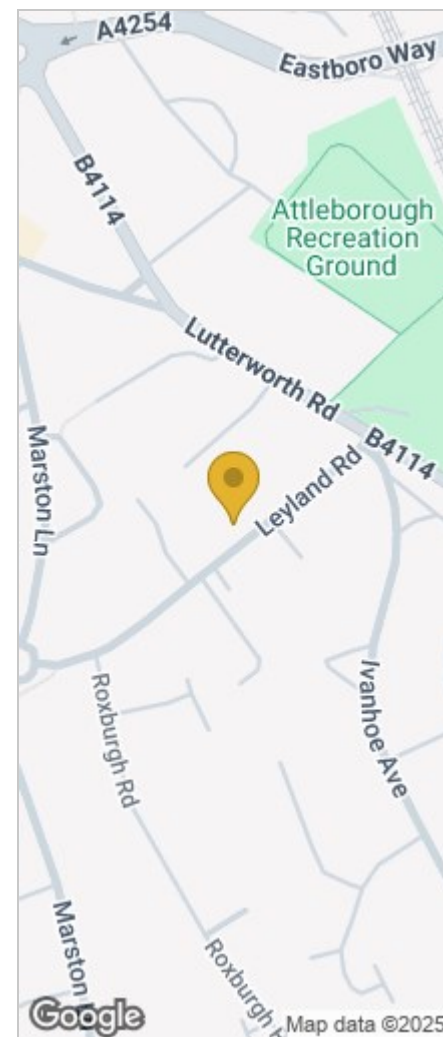
Agent's Notes

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.

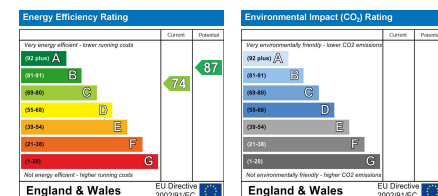
Floor Plan



Area Map



Energy Efficiency Graph



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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

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