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To Let

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Tel: 024 7632 2022







£1,200 Guide Price









17 Leyland Road, Attleborough, Nuneaton CV11 4RP

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

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 form 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



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.

KEY Estate Agents

2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ lettings@keyestateagents.com

















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.

