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To Let

Tel: 024 7632 2022



£900 PCM

Reuben Avenue, Galley Common, Nuneaton



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This lovely two bedroom mid-terraced home is set in the popular area of Galley Common and offers well presented accommodation throughout.

On the ground floor, you'll find a welcoming entrance, a modern fitted kitchen, convenient downstairs WC, and a bright and spacious living room opening into a light-filled conservatory. Upstairs features two good sized double bedrooms and a three piece bathroom suite. Outside the property enjoys a private, low maintenance patio garden.

An ideal home for professional, couples, or growing families looking for comfortable and affordable living in a convenient location.

Holding Deposit - £207
Deposit - £1038
EPC - C
Council Tax Band - B
No Deposit Option Available

Entrance



Enter via a part glazed front door into an entrance hall with doors leading to the downstairs W/C, storage cupboard and lounge / diner. Opening to kitchen. Outside the front door there is a storage cupboard.

Kitchen 6'6" x 8'0" (2 x 2.45)



Modern fitted kitchen with wall and floor mounted kitchen units, built in oven, built in hob, space for fridge / freezer, space for washing machine, sink drainer unit and window to the front aspect.

Downstairs W/C



Low flush W/C and sink.

Lounge / Diner 14'11" x 12'10" (4.55 x 3.93)



Lounge / diner with stairs rising to the first floor, fireplace and double doors to the conservatory.

Conservatory 9'2" x 7'8" (2.8 x 2.35)



Conservatory with double doors leading to the rear garden.

Master Bedroom 8'3" x 12'10" (2.52 x 3.92)



Double bedroom with built in storage and window to rear aspect.

Second Bedroom 7'10" x 12'10" (2.41 x 3.92)



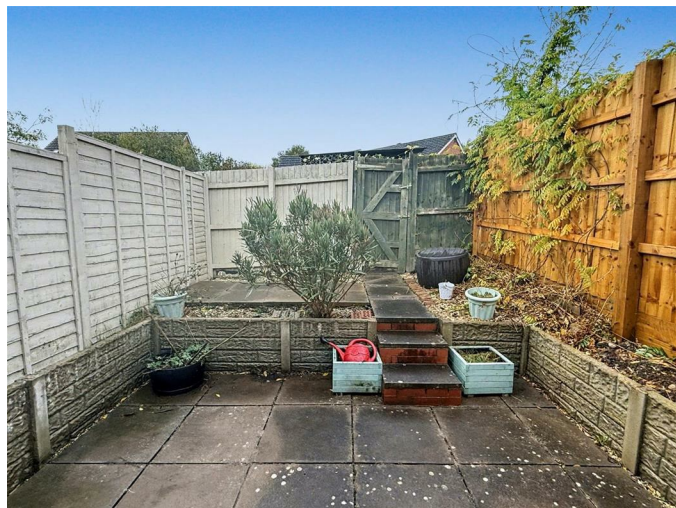
Double bedroom with two windows to rear aspect.

Bathroom 6'4" x 6'4" (1.95 x 1.95)



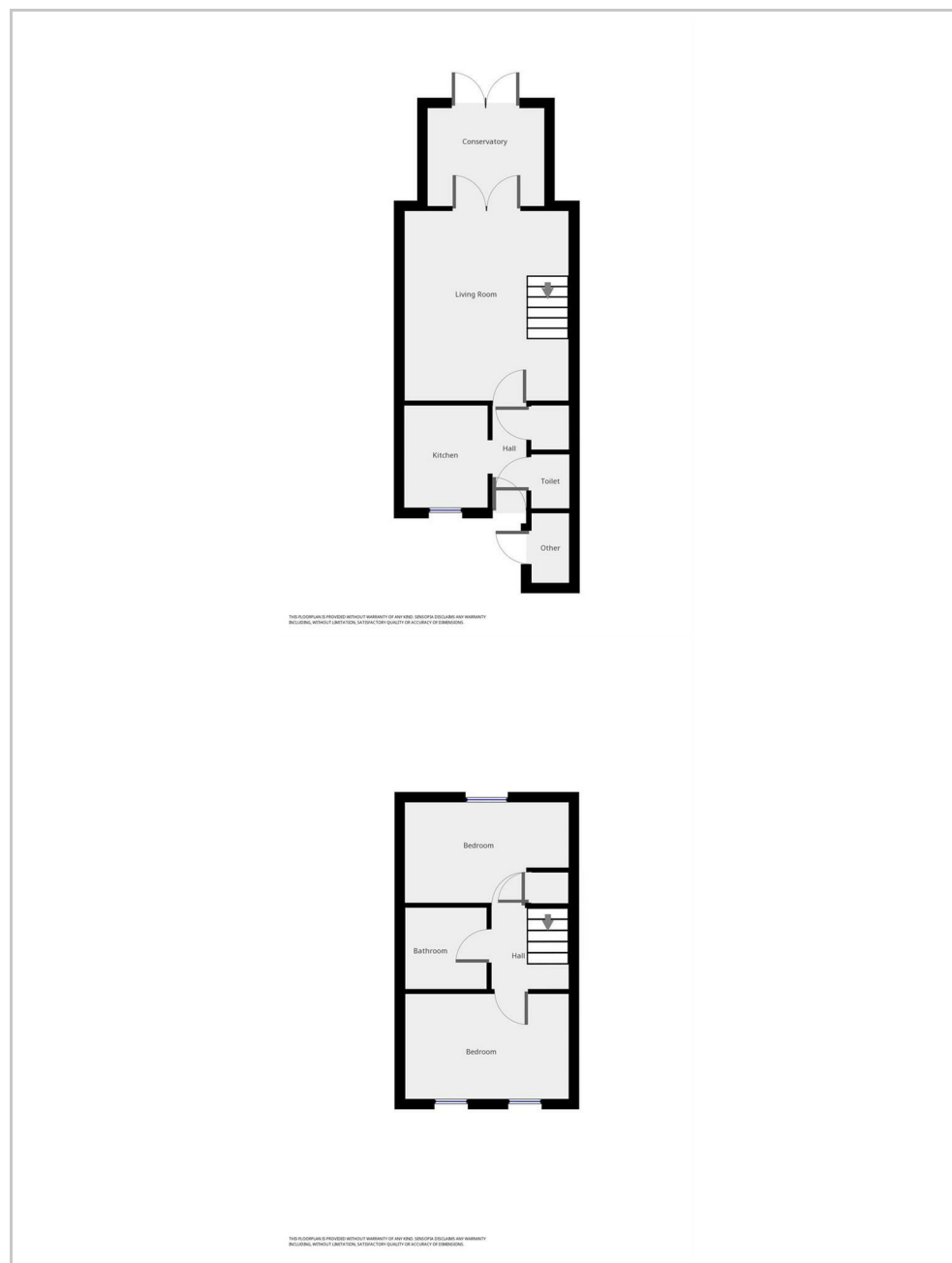
Modern bathroom benefiting from a white bathroom suite consisting of a low flush W/C, sink and bath with overhead shower and wall mounted shower screen.

Garden

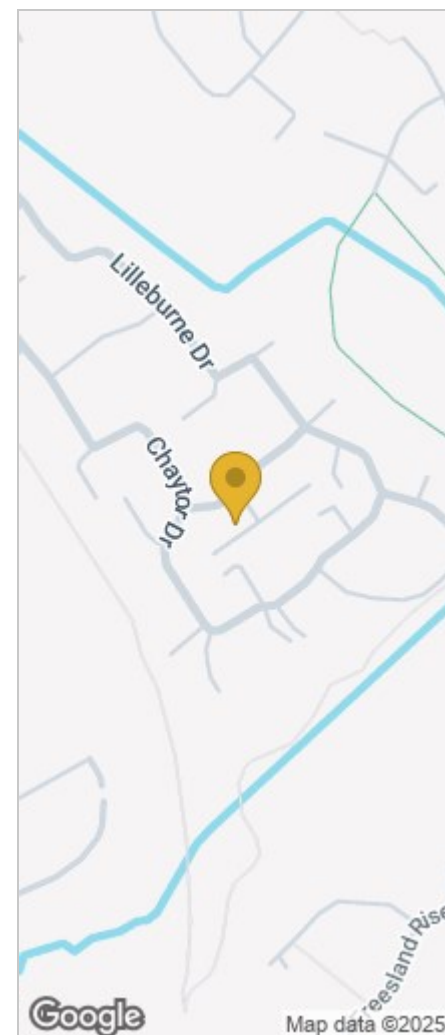


Small patio garden with gate to rear.

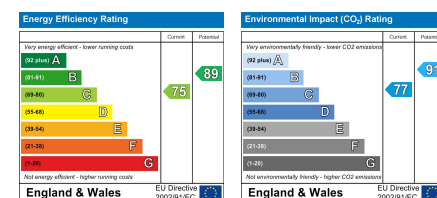
Floor Plan



Area Map



Energy Efficiency Graph



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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.



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