KEY

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To Let

Tel: 024 7632 2022







£900 Per Calendar

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****MODERN PROPERTY AVAILABLE IMMEDIATELY WITHIN WALKING DISTANCE OF LOCAL SCHOOLS AND THE TOWN CENTRE**** KEY Estate Agents are delighted to offer To Let this well presented two bedroom end terrace property located close to the town centre. The property benefits from a modern kitchen, a downstairs shower room and two double bedrooms. Additional benefits include a driveway and a detached garage. The property is available immediately and must be viewed to be appreciated.

EPC Grade D
Council Tax Band B
Holding Deposit of £207
Total Deposit of £1038

Entrance



Enter via a part glazed front door into the lounge / diner.

Lounge / Diner 27'2" x 13'1" (8.27 x 4)





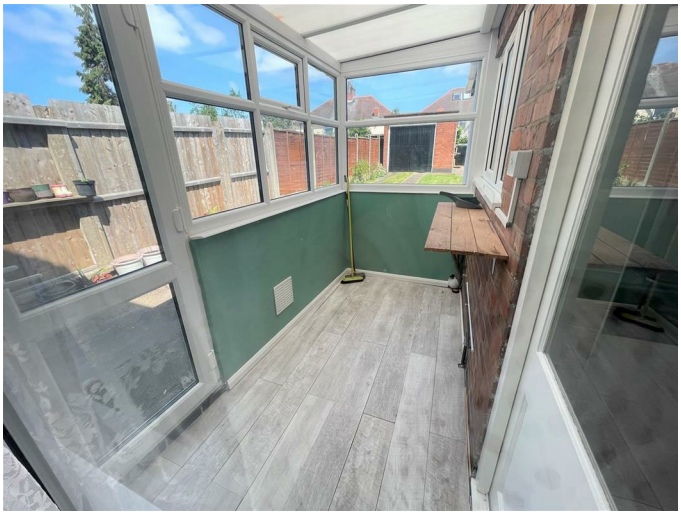
Good sized lounge / diner with a bay window to the front aspect, a radiator, a storage cupboard, a door to the kitchen kitchen and stairs to the first floor.

Kitchen 12'7" x 7'1" (3.84 x 2.16)



Modern kitchen consisting off wall and floor mounted units, built in oven, built in gas hob, sink drainer unit and doors to the bathroom and conservatory.

Conservatory



Good space which could be used as a home office with door leading to the rear garden.

Shower Room 8'8" x 6'7" (2.64 x 2)



Modern shower room with low flush W/C, pedestal sink and corner shower cubicle.

Master Bedroom 10'8" x 11'7" (3.25 x 3.53)





Double Bedroom with a radiator and two windows to front aspect.

Second Bedroom 12'9" x 10'8" (3.88 x 3.26)



Double bedroom with built in wardrobes, a radiator and window to rear aspect.

Garden





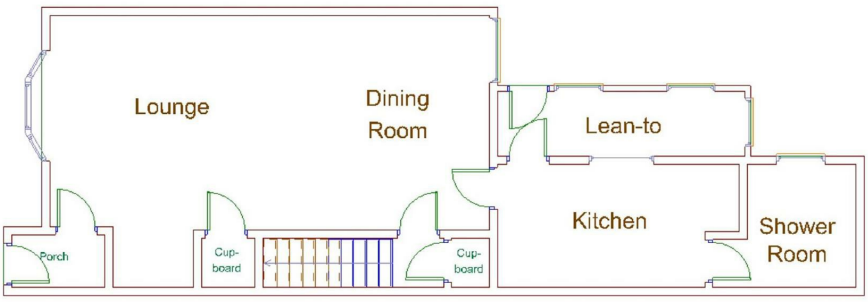
Garden that is partially laid to lawn and partially slabbed.

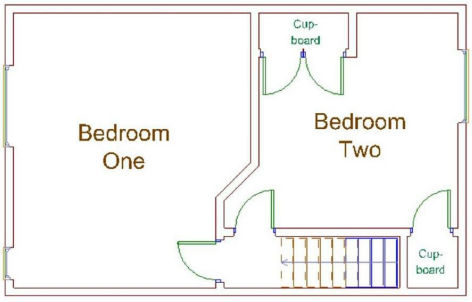
Parking and Garage



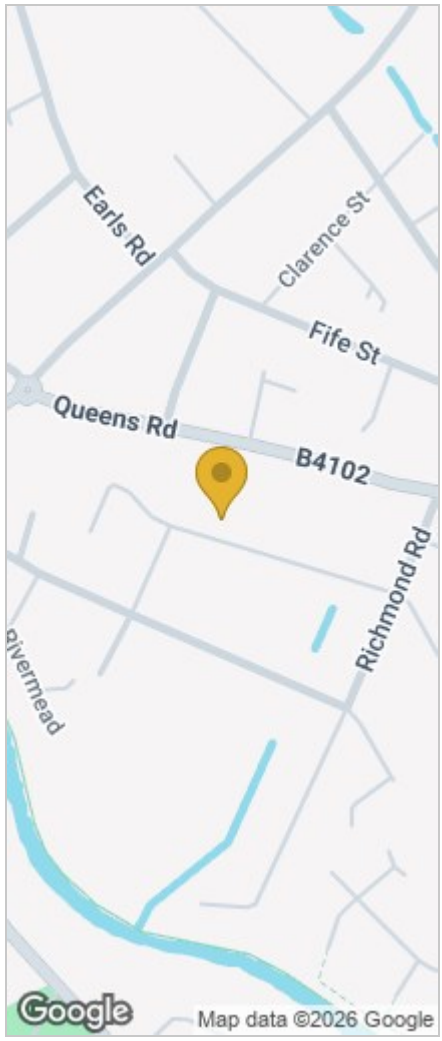
The property benefits from a long driveway running from the front of the property to a detached garage at the rear of the property. There is a set of gates approximately halfway down the driveway.

Floor Plan

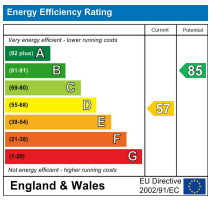


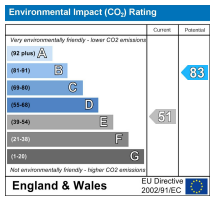


Area Map



Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

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.

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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.