



THE KEY TO YOUR NEXT MOVE

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To Let

Tel: 024 7632 2022



**£825 Per Calendar**

96 Kenilworth Drive, Weavers Green, Nuneaton CV11 5XP



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KEY ESTATE AGENTS

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NEW KITCHEN, NEW BATHROOM, DECORATED THROUGHOUT, NEW CARPETS AND NEWLY INSTALLED GAS CENTRAL HEATING.

A stylish, freshly refurbished one bedroom end mews house on Kenilworth Drive, ideally positioned within easy walking distance of Nuneaton town centre and local amenities.

The property offers an entrance hall, a bright and comfortable lounge, a brand new modern kitchen, double bedroom, and a newly fitted contemporary bathroom. Additional benefits include gas central heating, double glazing, an enclosed rear garden, and off-road parking.

Early viewing is strongly recommended.

Security Deposit £196  
Holding Deposit £980  
EPC D  
Council Tax Band A  
No Deposit Option Available

### Entrance

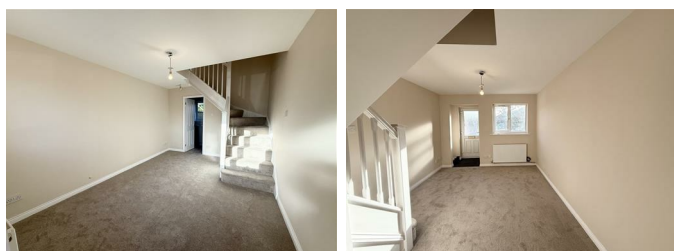
Enter through a part glazed UPVC door into a porch area.

### Kitchen 10'1" x 6'1" (3.08 x 1.87)



Modern wall and base units with space for a fridge and washing machine with gas hob.

### Lounge 10'2" x 14'5" (3.11 x 4.41)



Spacious living room with new carpets and front aspect window.

### Bedroom 10'3" x 8'9" (3.13 x 2.69)



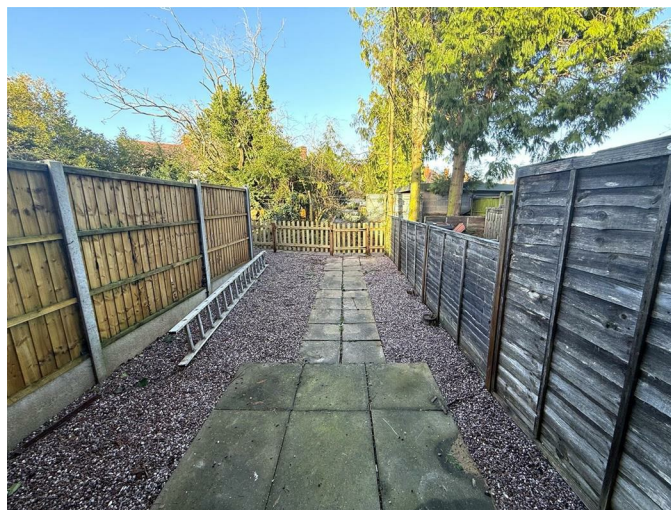
Well proportioned double bedroom with front aspect windows.

### Bathroom 6'1" x 10'2" (1.87 x 3.10)



New three piece bathroom suite with shower over bath.

### Garden



Low maintenance garden with patio area.

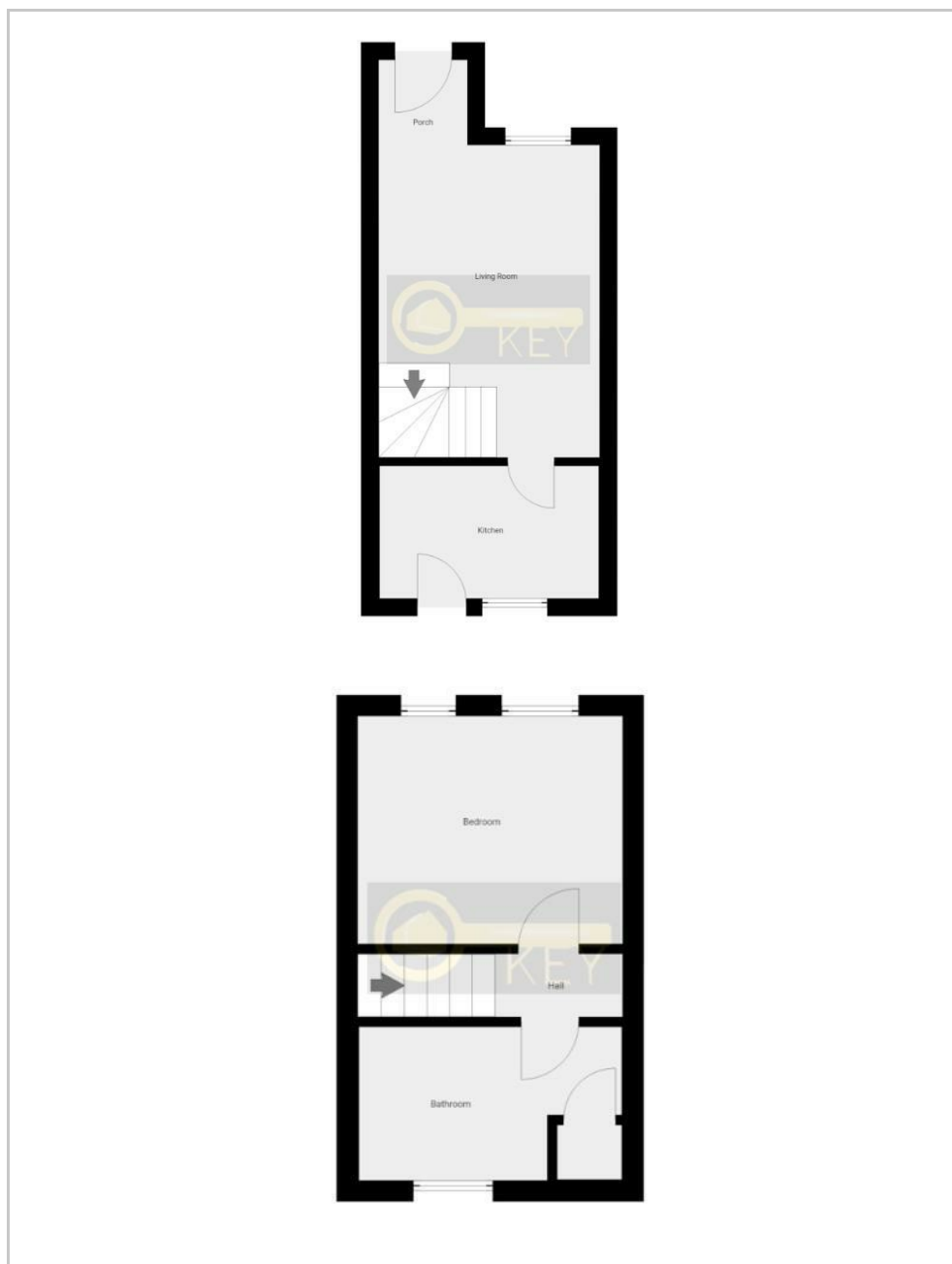
### Agents Notes

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

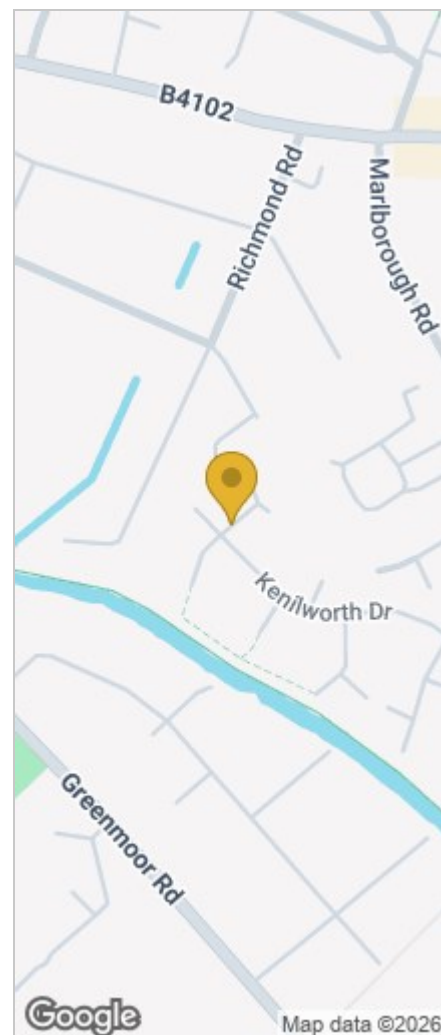


opinion of KEY Estate Agents at the time these details were prepared, these opinions may vary from your own. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agents and under no circumstances are to be reproduced by a third party without prior permission.

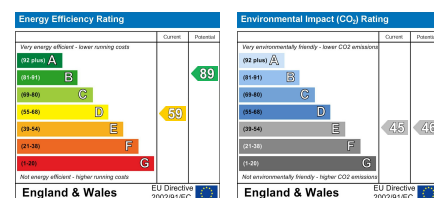
## Floor Plan



## Area Map



## Energy Efficiency Graph



## 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.

**KEY Estate Agents**

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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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