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To Let

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£1,400 Per Month

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41 Clarkson Close, Attleborough, Nuneaton CV11 4BA

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KEY Estate Agents are pleased to offer this FULLY FURNISHED, well presented four bedroom town house, situated in the popular Attleborough area.

On the ground floor there is a kitchen/diner, with a good range of fitted units and integrated oven and hob. The dining area has patio doors leading out onto the rear garden. There is also a downstairs WC and a second reception room, giving the property plenty of flexible living space.

The first floor offers a large and light living room, a double bedroom and the family bathroom.

On the second floor there are three further double bedrooms, with the master bedroom having the added benefit of an en-suite shower room.

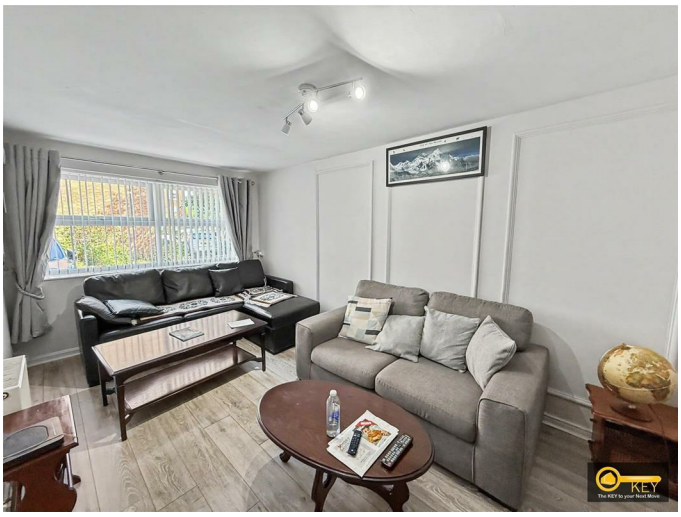
Outside, the rear garden is a good size and is mainly laid to lawn with a paved patio area, making it a great space for outdoor seating. There is also a driveway providing parking for one car to the front.

Entrance

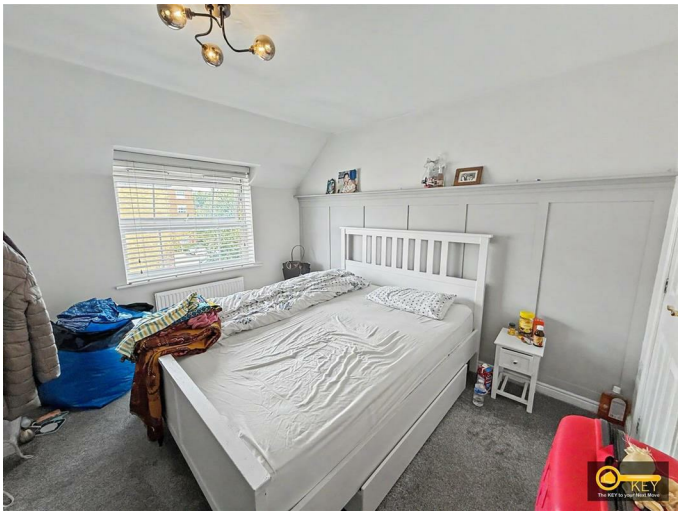
Lounge 15'5" x 11'9" (4.69m x 3.59m)

Kitchen Diner 15'5" x 11'7" (4.71m x 3.54m)

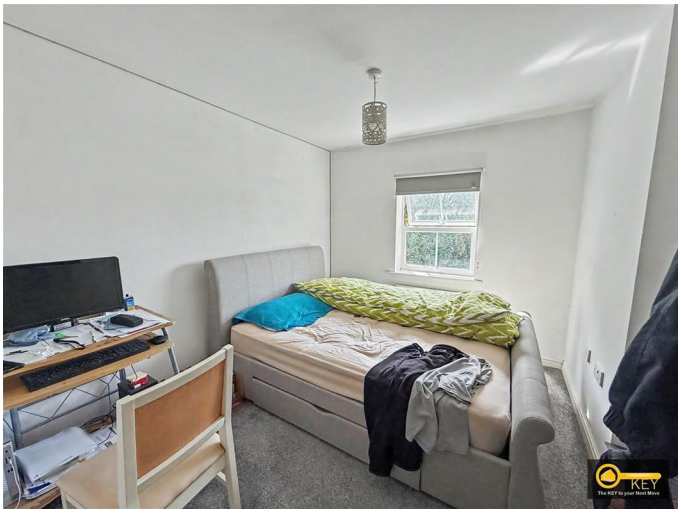
Sitting Room / Study 8'8" x 15'5" (2.65m x 4.71m)



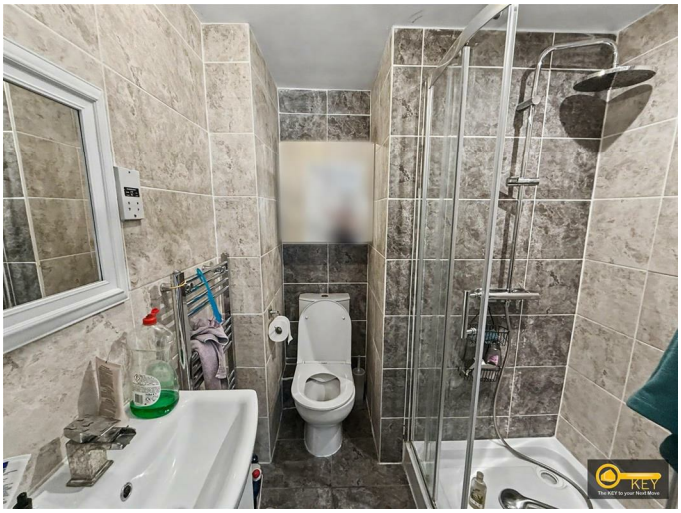
Principal Bedroom 9'1" x 10'11" (2.77m x 3.33m)



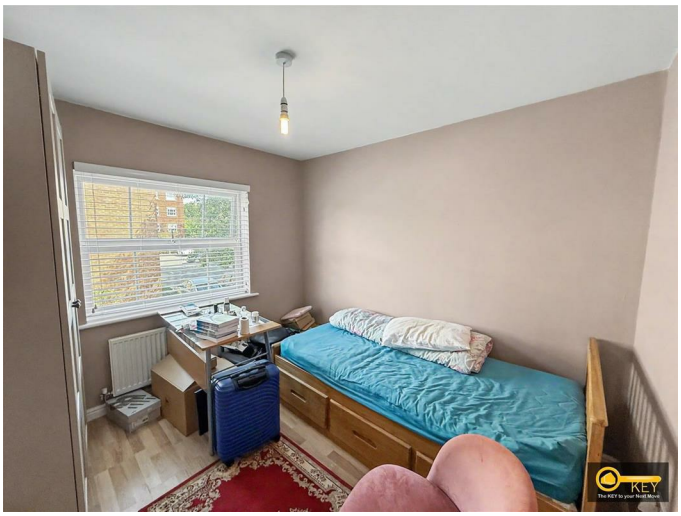
Bedroom 2 9'0" x 10'2" (2.74m x 3.09m)



En Suite 6'1" x 5'7" (1.85m x 1.71m)

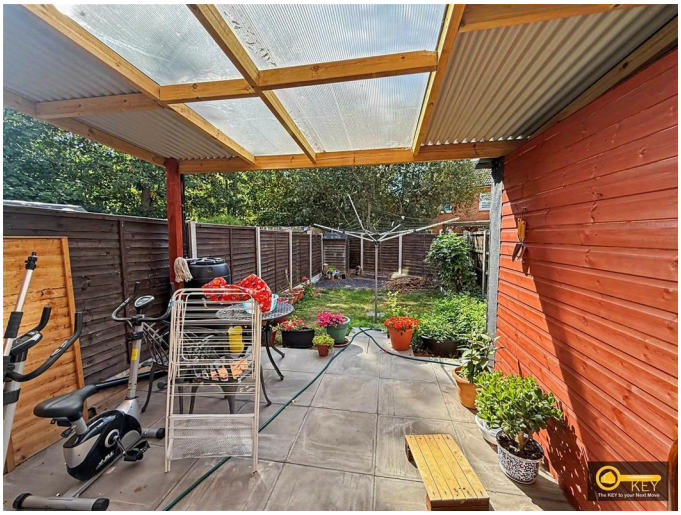


Bedroom 4 6'3" x 11'8" (1.90m x 3.56m)

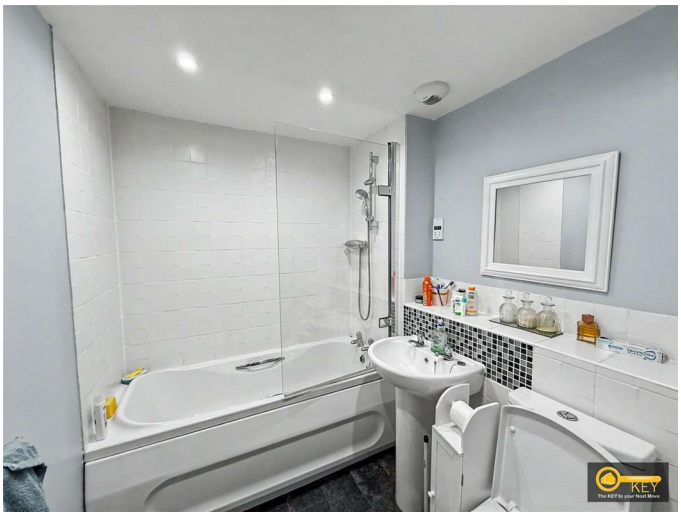


Bedroom 3 9'1" x 9'1" (2.78 x 2.79)

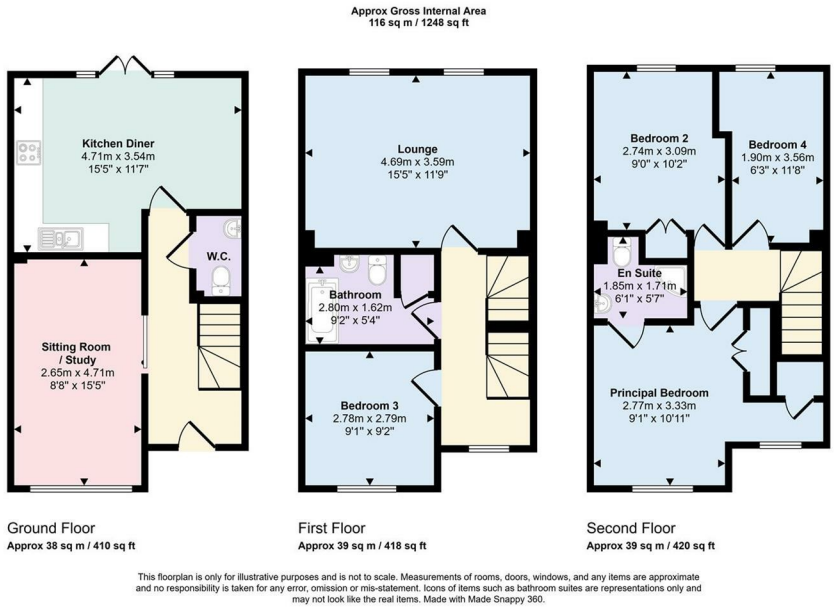
Rear Garden



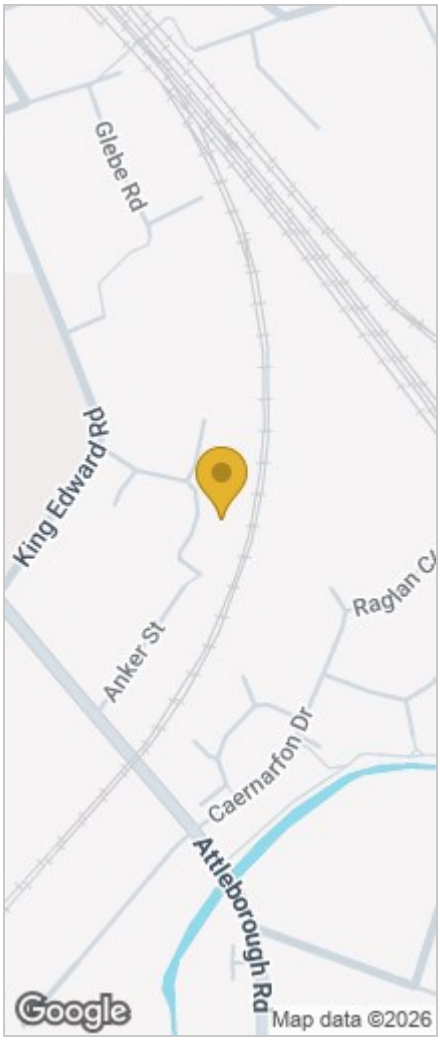
Bathroom 9'2" x 5'4" (2.80m x 1.62m)



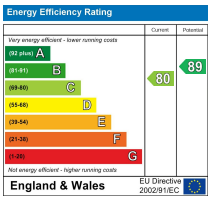
Floor Plan

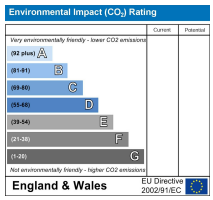


Area Map



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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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.