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# For Sale

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## £900 Per Calendar Month

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17 Old Hinckley Road, Weddington, Nuneaton CV10 0AA

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Set in the highly sought-after area of Weddington, this charming three storey property offers spacious accommodation with plenty of character throughout.

Downstairs there is a good-sized lounge, kitchen and access to a private garden. The first floor has a good sized double bedroom, a generous single bedroom and a modern bathroom, with a further good-sized double bedroom occupying the top floor.

The property has recently been freshly repainted throughout and benefits from brand-new carpets, giving it a clean and fresh feel while retaining some of its original character.

Ideally located in the popular Weddington area, this would make a lovely home for a professional couple or small family.

**Entrance**
Entered via a part glazed front door into:

**Lounge 11'0" x 13'8" (3.35 x 4.16)**
With UPVC window to front aspect, radiator, gas fire, TV point and door leading into:

**Kitchen 11'7" x 13'8" (3.54 x 4.16)**
Fitted with a range of floor and wall mounted units, inset single drainer sink unit, connection for gas cooker and integrated hood over, wall mounted 'combi' boiler, under stairs storage cupboard, radiator, part tiled surround, tiled flooring, UPVC window to rear aspect, part glazed UPVC door onto rear garden, and stairs rising to first floor landing:

**First Floor Landing**
With UPVC window to rear aspect, radiator, stairs rising to loft room and doors into:

**Bedroom One 9'1" x 10'10" (2.78 x 3.30)**
With UPVC window to front aspect, radiator, and feature fireplace.

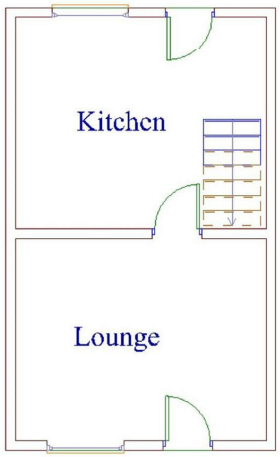
**Bedroom Three 6'7" x 11'2" (2.00 x 3.40)**
With UPVC window to front aspect and radiator.

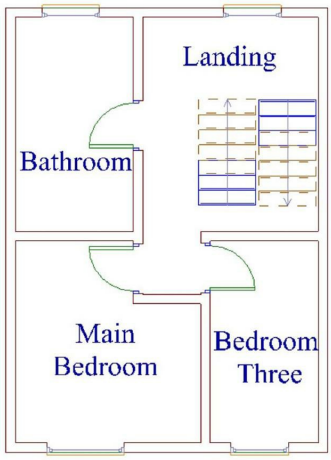
**Bathroom 6'7" x 10'11" (2.00 x 3.33)**
Fitted with a modern bathroom suite consisting of a white bath with overhead shower and shower screen, a low flush W/C and a pedestal sink, radiator, and opaque UPVC window to rear aspect.

**Bedroom Two 16'5" x 13'9" (5.00 x 4.20)**
With 'velux' window to rear aspect, radiator and built-in shelving units.

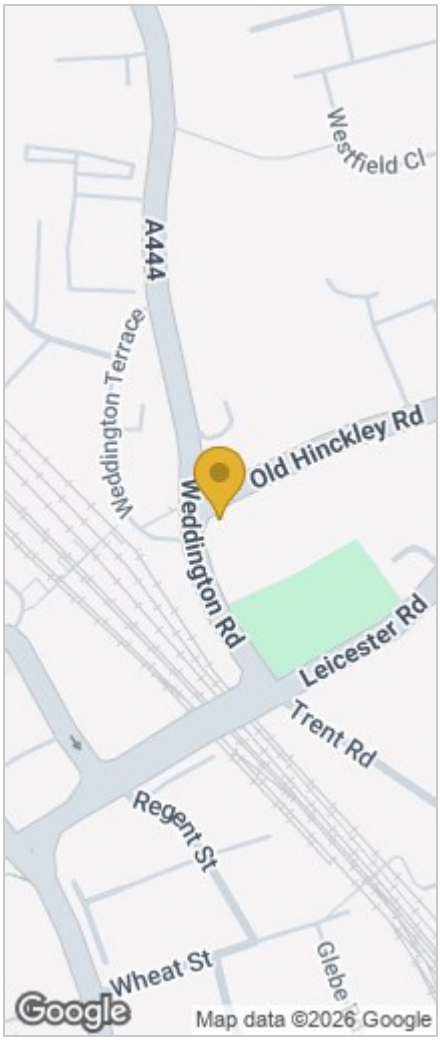
**Garden**
Enclosed by timber panel fencing and shrubbery and with paved patio area leading on to pebble-dashed area.

## Floor Plan

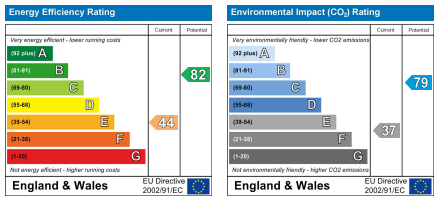



## Area Map




## Energy Efficiency Graph




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**KEY Estate Agents**
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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.