



THE KEY TO YOUR NEXT MOVE

www.keyestateagents.com

To Let

Tel: 024 7632 2022



£900 Per Month

115 Station Road, Earl Shilton, Leicester LE9 7GF



E-mail: lettings@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

KEY Estate Agents are delighted to offer To Let this two bedroom terraced property in Earl Shilton. The property benefits from two downstairs living spaces, a modern kitchen and bathroom and a low maintenance patio garden. The property is a short walk to the village centre, parks and the local schools. A viewing is strongly advised, please call Key to arrange.

EPC Rating : D

Holding Deposit : £207

Total Deposit : £1038

Available From : Start of December 2022

Council Tax Band : A

Unfurnished

Entrance



Enter through the part glazed door into the lounge.

Lounge 11'5" x 12'5" (3.5 x 3.8)



Family living room, with bay window to front aspect, fireplace and door leading to dining room.

Dining Room 11'5" x 12'5" (3.5 x 3.8)



Dining room, currently used as a second living room, stairs rising to the first floor, window to rear aspect and door leading to kitchen.

Kitchen 6'2" x 11'9" (1.9 x 3.6)



Modern fitted kitchen with wall and floor mounted kitchen units, electric hob, built in oven, space for dishwasher. Door leading to garden and window above the sink.

Utility 2'7" x 6'2" (0.8 x 1.9)

Utility area with space for fridge, freezer and washing machine.

Master Bedroom 11'5" x 12'5" (3.5 x 3.8)



Carpeted master bedroom with built in storage and window to front aspect.

Second Bedroom 8'6" x 12'5" (2.6 x 3.8)



Double bedroom, carpeted and window to rear aspect.

Bathroom 6'4" x 11'9" (1.95 x 3.6)



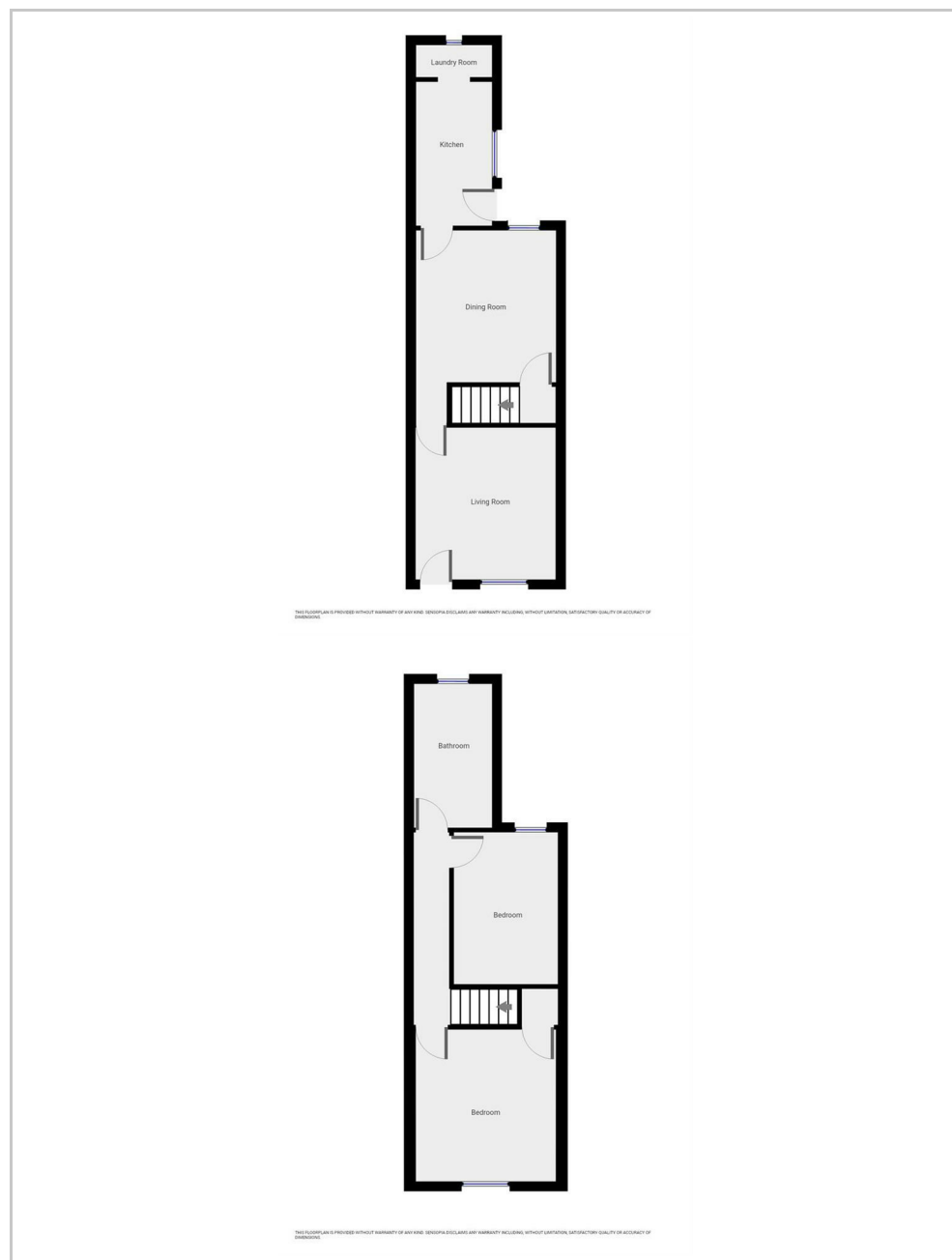
Modern bathroom with laminated flooring, bath with overhead shower and shower screen, sink, low flush w/c and window to rear aspect.

Garden

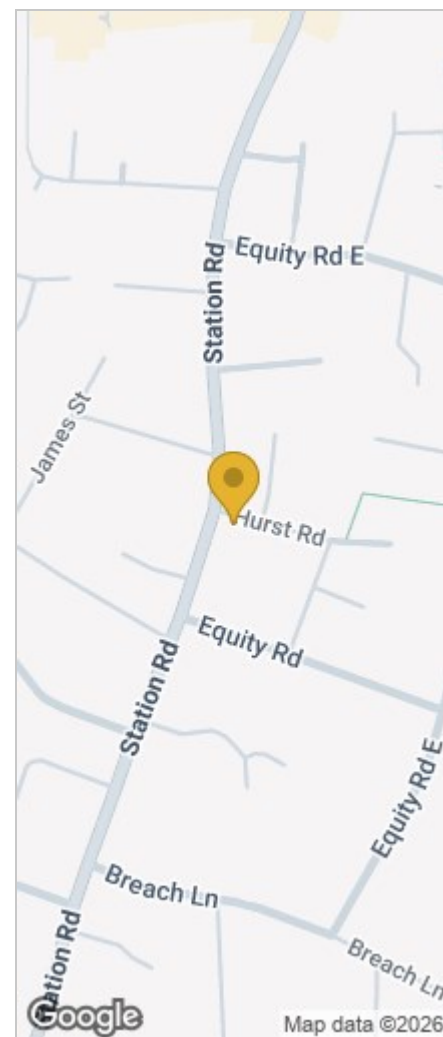


Patio garden with timber panelled fences.

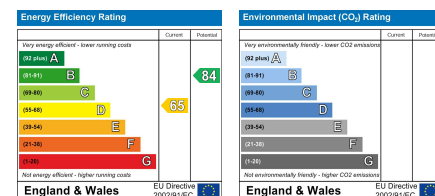
Floor Plan



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.

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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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