



4 RYDERS HILL CRESCENT NUNEATON, CV10 9EW

£885 PCM

Well presented two bedroom end link house, benefiting from double glazing and central heating, the property briefly comprises; Entrance hall, spacious lounge, fitted kitchen, cloaks/WC, two bedrooms and fitted bathroom, externally the house benefits from an enclosed and private rear garden and off road parking to the front. Available May, viewing advised. No pets or smokers, call 024 7509 1021 to view



4 RYDERS HILL CRESCENT

- Two bedroom house • Well presented • Spacious lounge • Fitted kitchen • Enclosed garden • Central heating/Double glazing • Available May • No pets or smokers • Un furnished • Energy rating C, Council tax band B, Deposit £1025.00



Entrance Hall

With radiator

Lounge

4.94m x 3.61m (16' 2" x 11' 10") With double glazed French doors to garden, TV aerial point, radiator and stairs to first floor.

Kitchen

2.60m x 2.50m (8' 6" x 8' 2") With double glazed window to front aspect range of eye and base level units, contrasting roll top work surfaces, ceramic tiled splash backs, integrated oven & hob with extractor over, plumbing for washing machine, space for fridge freezer, single drainer sink unit and wall mounted boiler.

Cloakroom/WC

With low level WC and vanity wash hand basin and radiator.

Landing

With loft access and airing cupboard with lagged tank.

Bedroom One

3.43m x 2.98m (11' 3" x 9' 9") With double glazed window to rear aspect, built in wardrobe and radiator.

Bedroom Two

3.45m x 2.07m (11' 4" x 6' 9") With double glazed window to front aspect, built in wardrobe and radiator.

Bathroom

Fitted white suite with shower

Front Garden

With off road parking


Rear Garden

Enclosed garden, laid mainly to lawn with patio area.

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| Energy Efficiency Rating | | Current | Potential |
|--|--|---|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92 plus) A | | | |
| (81-91) B | | | 91 |
| (69-80) C | | 72 | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England & Wales | | EU Directive 2002/91/EC  | |

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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