

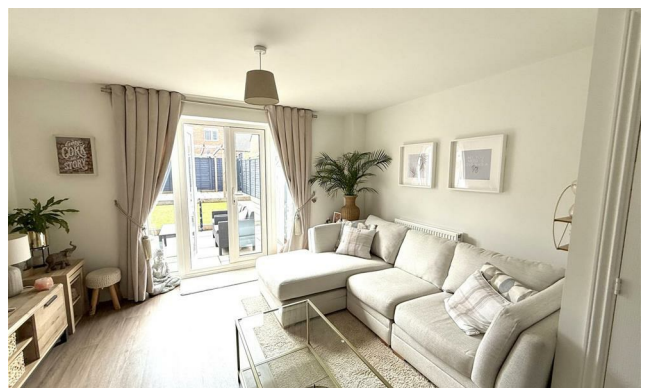
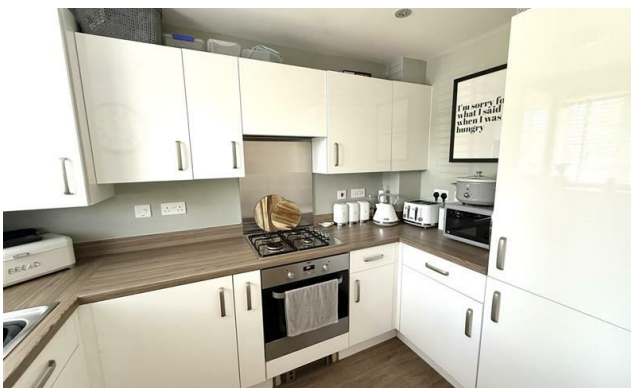


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To Let

Tel: 024 7632 2022



**£1,200 Per Month**

12 Cornfield Way, Weddington, Nuneaton CV10 0FR



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KEY ESTATE AGENTS

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A modern and beautifully presented two bedroom, mid-terraced home located in the sought-after area of Weddington, Nuneaton. Finished to a high standard throughout, the property offers great living spaces, a low maintenance garden, and excellent transport links nearby.

On the ground floor you will find a handy downstairs WC, sleek kitchen with integrated appliances and a spacious living/dining room with patio doors leading to the landscaped garden. Upstairs, there are two generously sized double bedrooms, including a master with en-suite, along with a well appointed family bathroom.

Close to local amenities and with a good public transport and road network into Nuneaton Town Centre, this home has much to offer. Viewing is advised to appreciate this well presented home.

Holding Deposit: £276.00  
Deposit: £1,384.00  
Council Tax Band: B  
EPC Grade: B

### Entrance



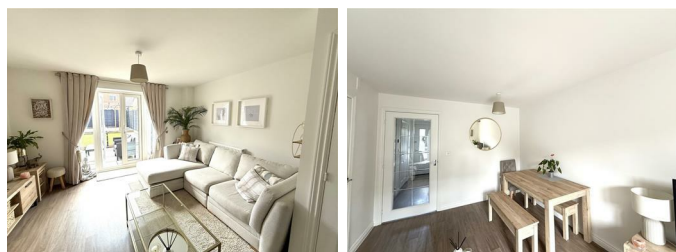
Property has a welcoming facade with parking for two cars.

### Kitchen 6'2" x 9'11" (1.88 x 3.03)



Modern kitchen with sleek white cabinets and integrated appliances such as washing machine, fridge and dishwasher.

### Lounge/Dining Room 13'0" x 15'5" (3.98 x 4.720)



Beautiful and serene lounge dining area. Spacious with room for sofas, dining table and any other furniture. Patio doors allowing plenty of natural daylight in.

### Downstairs W/C



A handy downstairs WC with sink.

**Bedroom One 9'9" x 10'1" (2.98 x 3.08)**



Generous and modern master bedroom with rear aspect window and en-suite.

**Bedroom Two 13'0" x 8'5" (3.98 x 2.57)**



Another generous double room with storage cupboard and two front aspect windows letting in plenty of natural light.

**En-Suite 3'0" x 10'0" (0.92 x 3.06)**



Handy en-suite with toilet, sink unit and modern tiled shower.

**Bathroom 6'1" x 6'8" (1.86 x 2.04)**



Modern and stylish family bathroom with sink, toilet and bath with shower over.

**Garden**

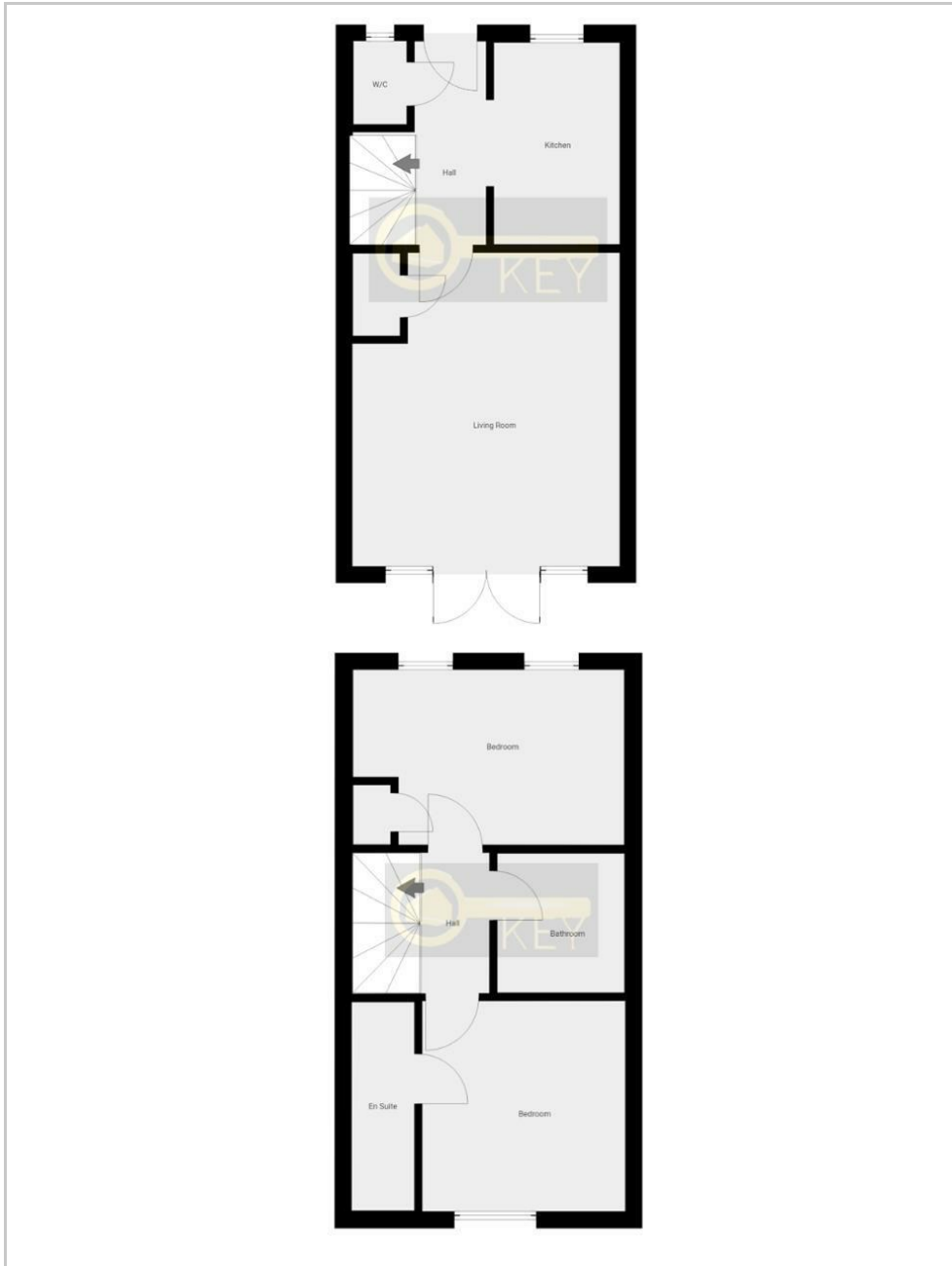


A well-presented, manageable garden with patio areas and artificial grass.

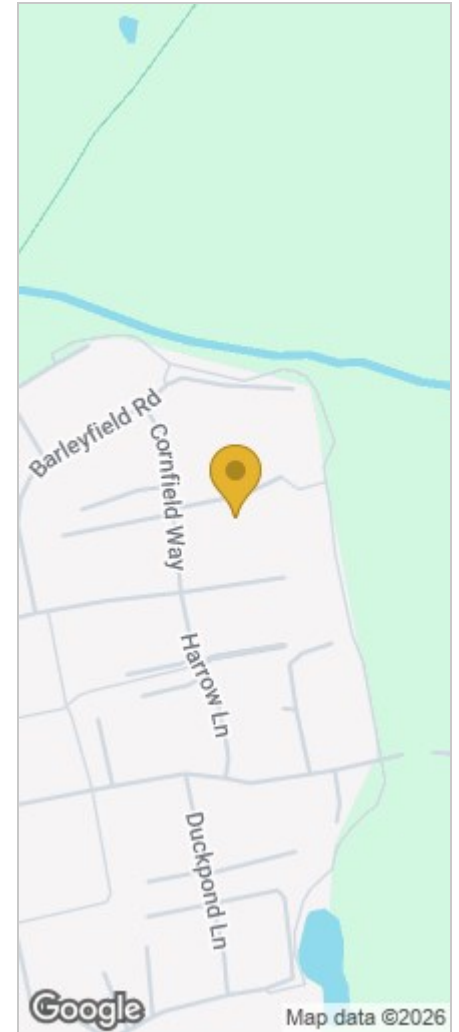
**Agents Notes**

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.

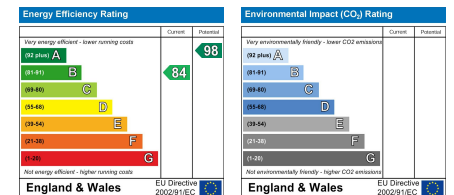
## Floor Plan



## Area Map



## Energy Efficiency Graph



### HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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.



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