



THE KEY TO YOUR NEXT MOVE

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To Let

Tel: 024 7632 2022



£950 Per Month

85 Duke Street, Abbey Green, Nuneaton CV11 5PX



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KEY ESTATE AGENTS

Website: www.keyestateagents.com

A well-presented three bedroom terraced house on Duke Street, Nuneaton, which has recently been redecorated throughout.

The ground floor comprises a good sized living room, separate dining room, modern fitted kitchen and modern bathroom.

Upstairs there are two good sized double bedrooms along with a good sized single bedroom, providing plenty of space for a family or professional tenants.

Outside, the property benefits from an easy to maintain courtyard garden to the rear.

Holding Deposit: £219

Total Deposit: £1096

Council Tax Band A

EPC Grade D

Entrance



Enter via a part glazed front door into the lounge.

Lounge 15'11" x 11'7" (4.86 x 3.55)



Spacious living area with window to the front aspect.

Dining Room 15'7" x 11'7" (4.75 x 3.55)



Family dining area with stairs leading to the first floor, window to the rear aspect and opening to the kitchen.

Kitchen 12'5" x 7'5" (3.81 x 2.27)



Modern kitchen with kitchen units, oven, extractor, space for fridge freezer and space for washing machine.

Bathroom 11'8" x 7'5" (3.58 x 2.27)



Modern bathroom benefitting from a white three piece bathroom suite consisting of a bath with overhead shower, pedestal sink and low flush W/C.

Master Bedroom 13'7" x 12'5" (4.15 x 3.8)



Large Double bedroom with storage cupboard and window to the front aspect.

Second Bedroom 12'7" x 10'11" (3.86 x 3.33)



Double bedroom with window to the rear aspect.

Third Bedroom 12'5" x 7'5" (3.79 x 2.27)



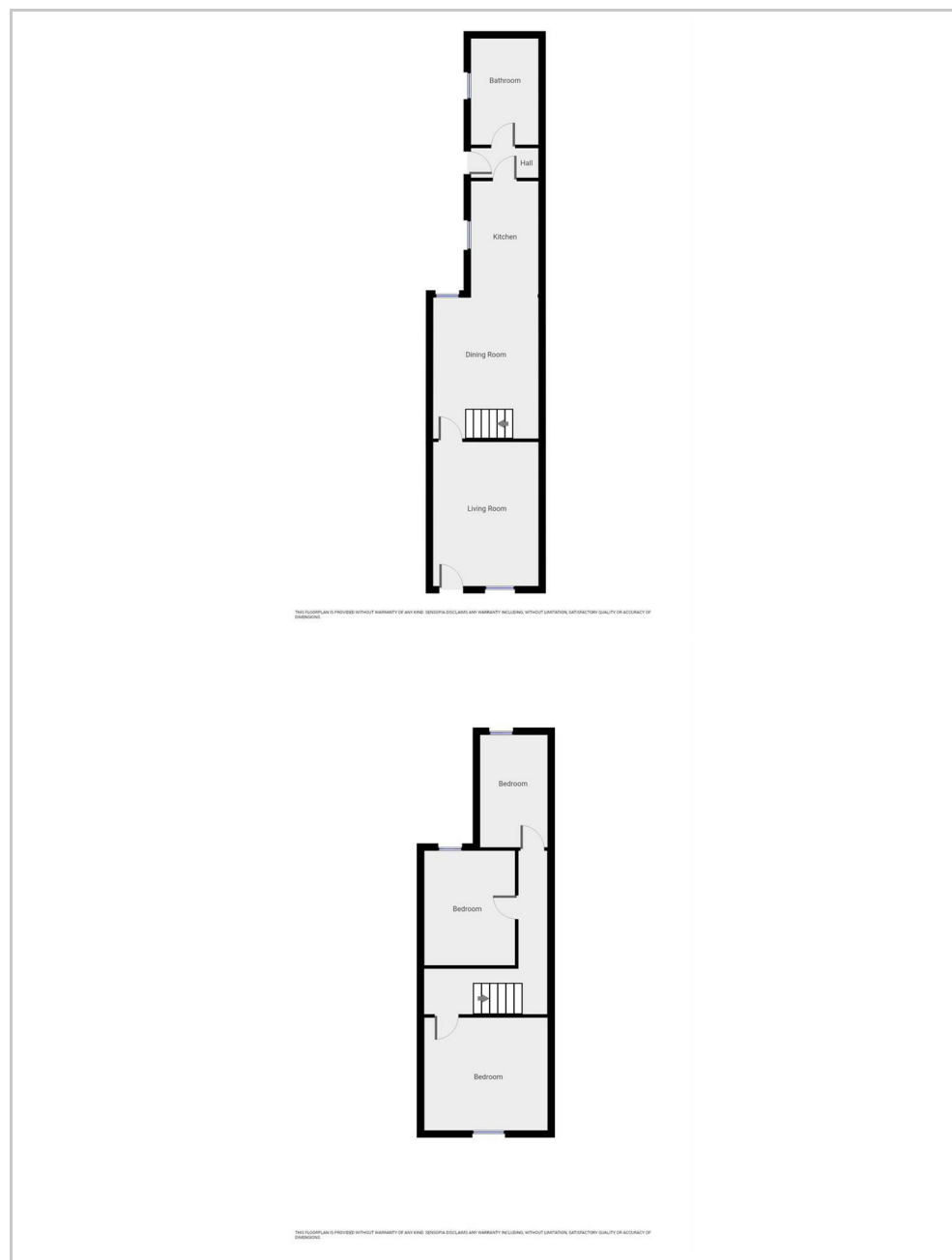
Single bedroom with window to the rear aspect.

Garden

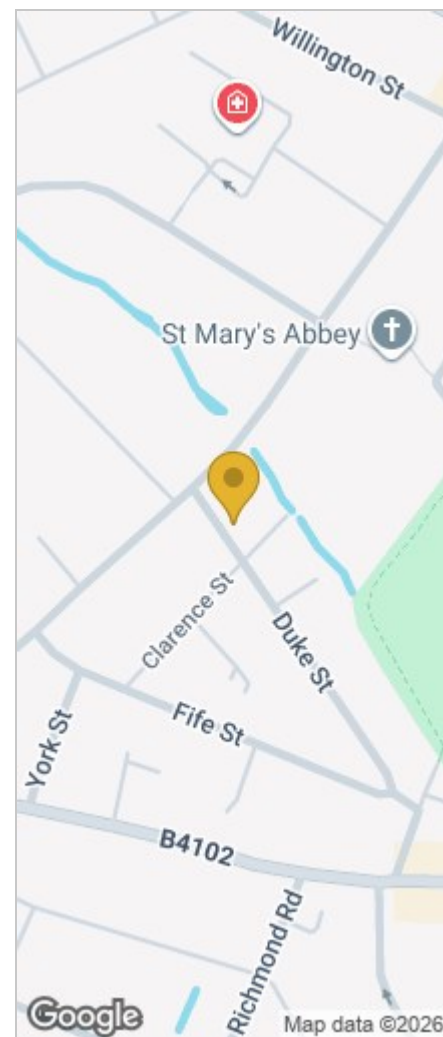


Small patio garden to the rear benefitting from a small shed and access to a shared alleyway leading to the front of the property.

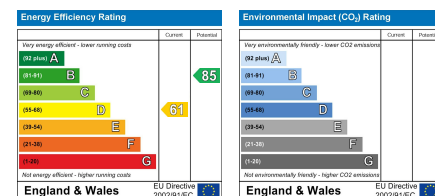
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

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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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