KEY

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To Let

Tel: 024 7632 2022

£875 PCM

2 1 1 E

61 Hill Street, Stockingford, Nuneaton CV10 8JE

E-mail: lettings@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

Two double bedrooms This well presented, tidy, 2 bedroom mid terrace property is close to local schools and in the desirable Stockingford area. In brief the property comprises of a lounge, a kitchen, a modern downstairs bathroom and two upstairs double bedrooms. Outside there is a pleasant low maintenance garden.

Holding Deposit £201
Security Deposit £1009
EPC Band E
Council Tax Band A
No Deposit Option Available

Entrance

Enter via a part glazed front door into the lounge.

Lounge 11'8" x 11'1" (3.56 x 3.38)

Fireplace in corner, window to front aspect.

Kitchen 11'8" x 8'2" (3.56 x 2.48)

Modern fitted kitchen, stairs to first floor, window to rear aspect, doors to back garden and bathroom.

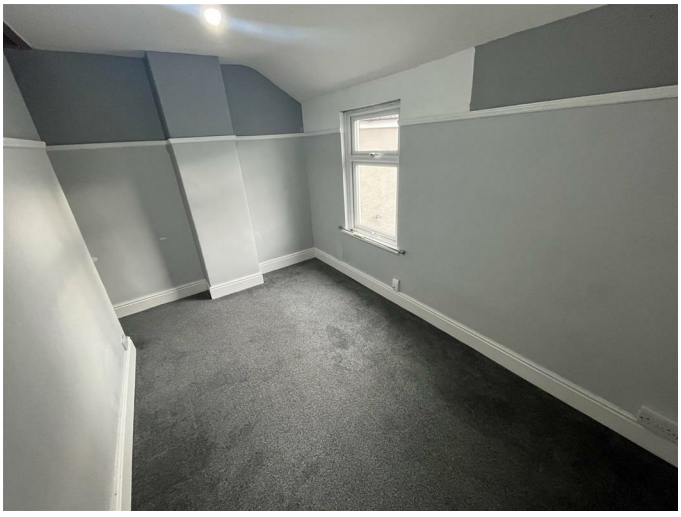
Bathroom 5'1" x 6'1" (1.56 x 1.85)

Modern bathroom suite with pedestal sink, low flush W/C and corner shower cubicle.

Master Bedroom 13'5" x 12'2" (4.1 x 3.7)

Large double bedroom with window to front aspect.

Second Bedroom 13'5" x 8'2" (4.1 x 2.5)



Double bedroom with window to rear aspect.

Garden

Low maintenance garden, partially laid to lawn, partially decked.

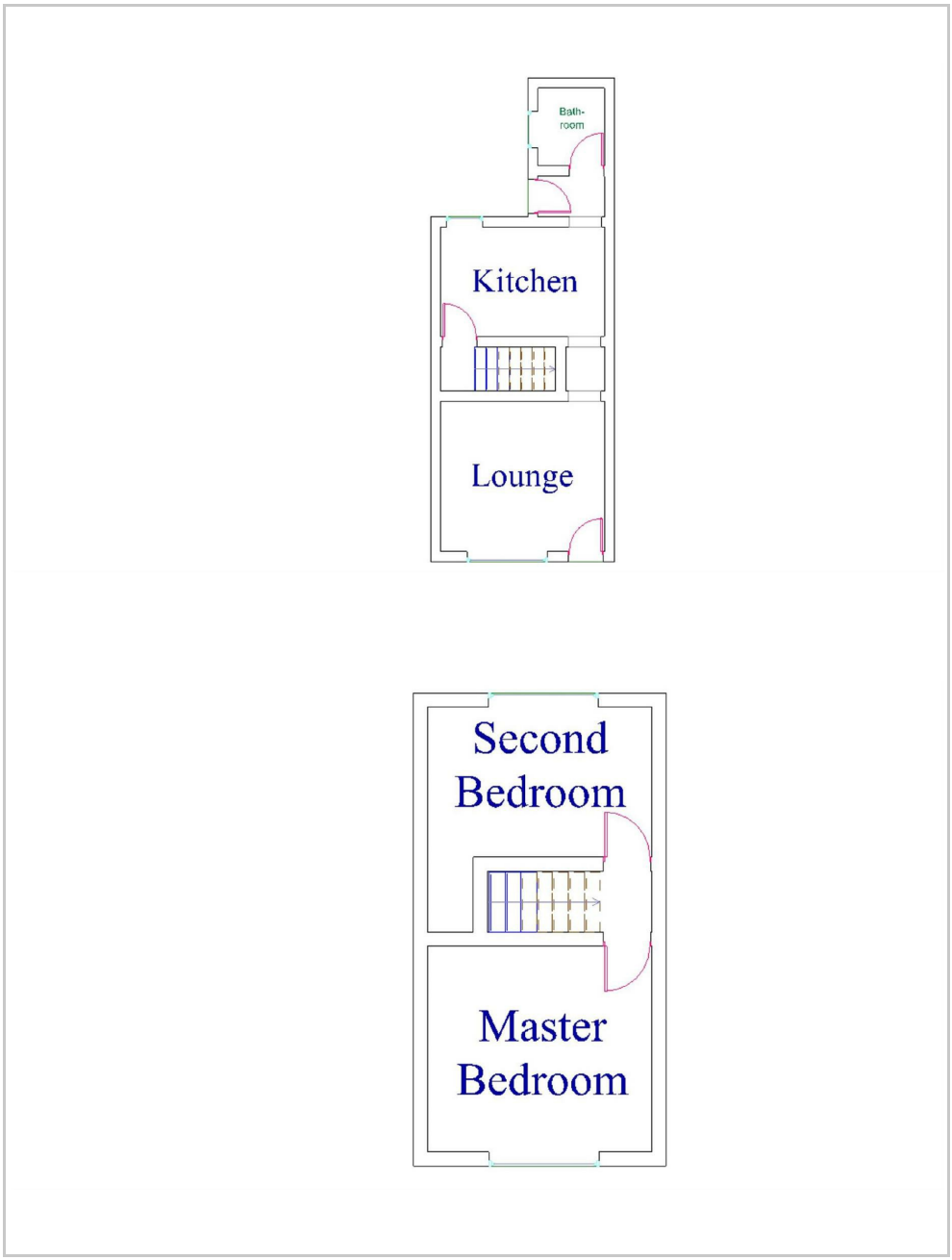
Parking

On street parking only

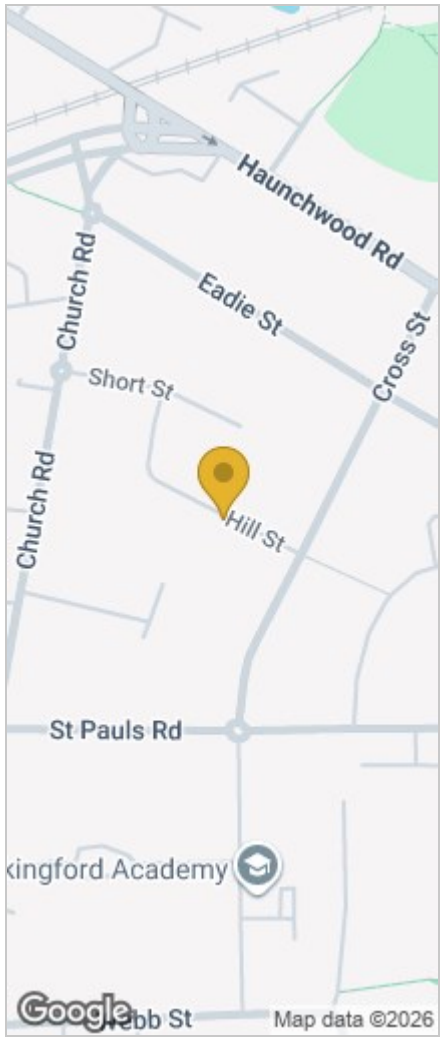
Agent's notes

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. These lettings details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.

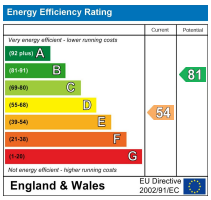
Floor Plan

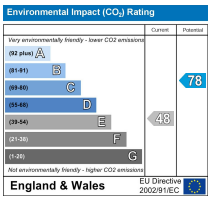


Area Map



Energy Efficiency Graph





HAVE YOU GOT A PROPERTY TO SELL OR LET?

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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

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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.