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To Let

Tel: 024 7632 2022



£995 PCM

19 Springfield Road, Attleborough, Nuneaton CV11 4PY



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KEY ESTATE AGENTS

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Situated in the popular village of Attleborough, this well presented, three bedroom, semi detached property will make the perfect family home.

On the ground floor this property benefits from a spacious living room, downstairs WC, fitted kitchen/diner leading to a generous garden. Upstairs, you will find two double bedrooms, a single bedroom and a modern bathroom with shower over bath.

Ideally located close to local schools, shops and amenities, with excellent transport links providing easy access to A444, M6 and M42.

Bond - £1148

Holding Deposit - £229

EPC - D

Council Tax band - A

No Deposit Option Available

Entrance



Enter through a part glazed front door into the entrance hallway with a door leading to the lounge and stairs rising to the first floor.

Lounge 15'10" x 11'5" (4.84 x 3.50)



Good size lounge with double doors leading to the lounge, window to the front aspect and two radiators.

Kitchen / Diner 19'2" x 7'10" (5.85 x 2.41)



Modern kitchen / diner benefitting from wall and floor mounted units, built in oven and hob, extractor fan, sink drainer unit, space for fridge / freezer and washing machine. There is also a small pantry, two windows to the rear aspect and part glazed door leading to the rear garden.

Downstairs WC 4'9" x 2'5" (1.45 x 0.75)



Benefitting from a low flush WC and radiator.

Master Bedroom 11'3" x 8'7" (3.44 x 2.63)



Double bedroom with window to the front aspect and radiator.

Second Bedroom 8'5" x 17'7" (2.57 x 5.36)



Double bedroom with window to the front aspect and radiator.

Third Bedroom 7'11" x 6'0" (2.43 x 1.85)



Single bedroom with window to the rear aspect and a radiator.

Bathroom 7'10" x 6'3" (2.41 x 1.92)



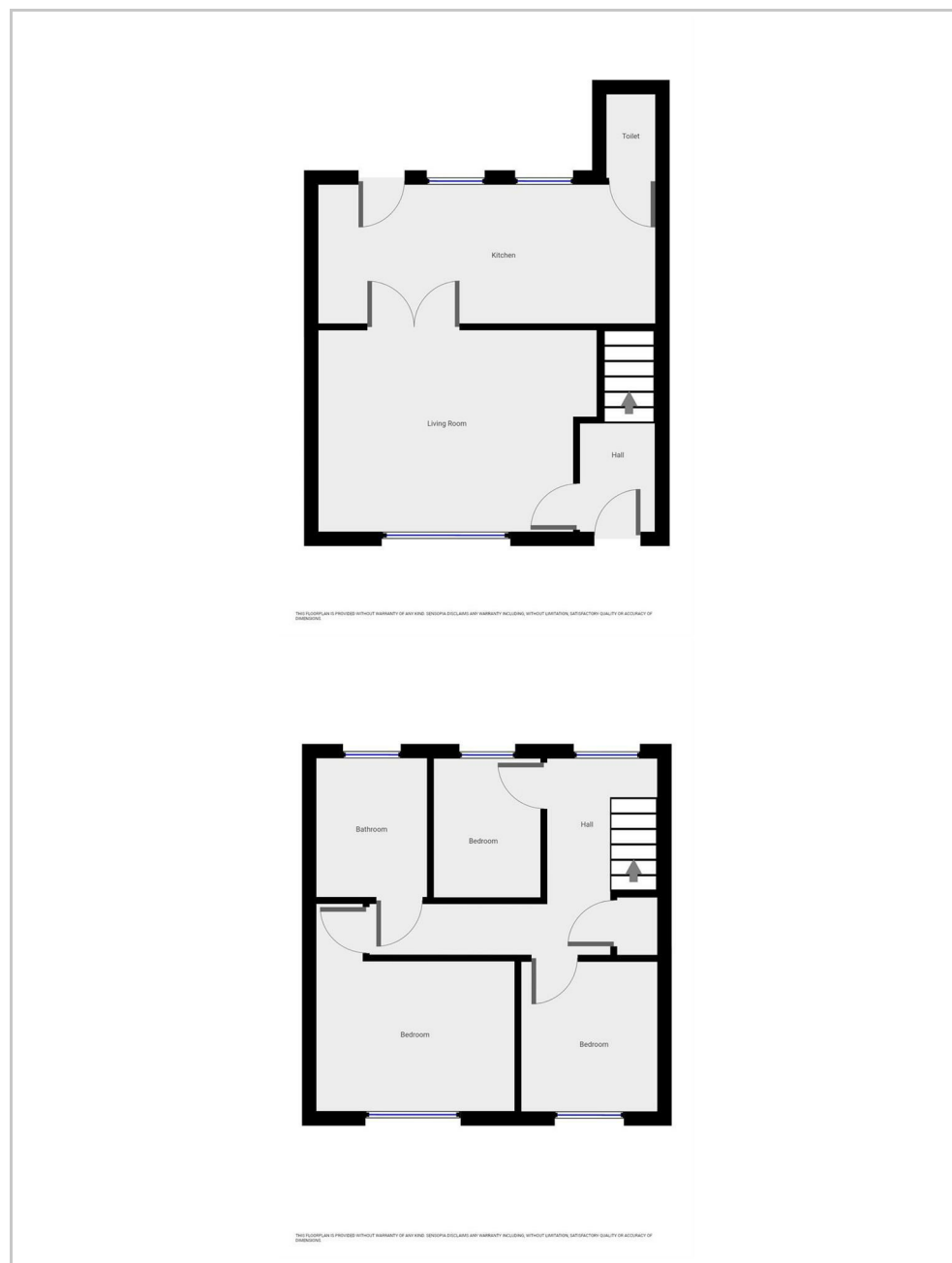
Modern white bathroom suite benefitting from a low flush WC, pedestal sink, bath with overhead shower, glass shower screen and frosted window to the rear aspect.

Gardens

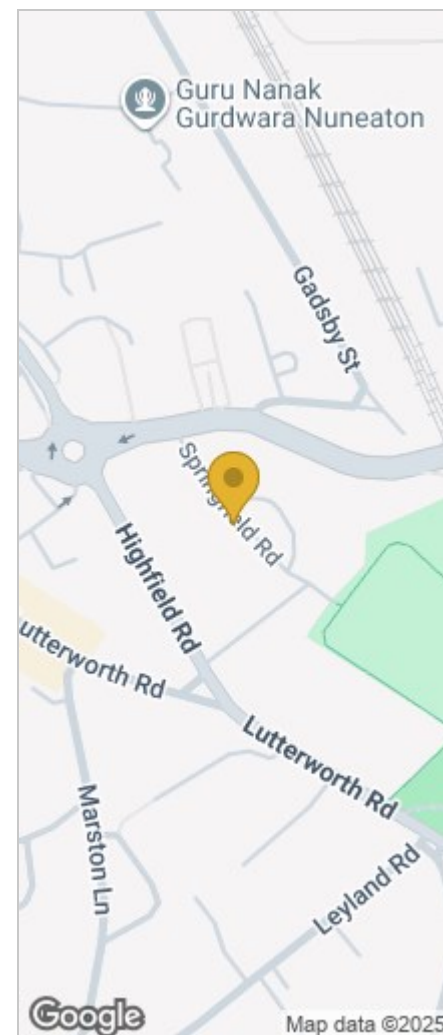


To the front of the property there is paved pathway to the front door and a stoned area underneath the lounge window. To the rear of the property there is a stoned area leading to a raised laid to lawn area.

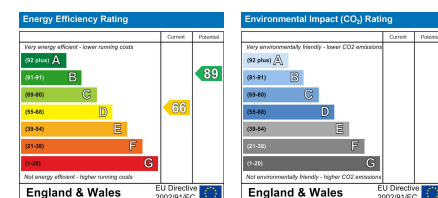
Floor Plan



Area Map



Energy Efficiency Graph



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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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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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