



THE KEY TO YOUR NEXT MOVE

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To Let

Tel: 024 7632 2022



**£925 Per Month**

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KEY ESTATE AGENTS

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WELL-PRESENTED MID-TERRACE HOME FEATURING A MODERN KITCHEN AND BATHROOM, RECENTLY DECORATED THROUGHOUT

A tidy and spacious terraced home in the popular Abbey Green area, offering comfortable living space and a practical layout. In brief, the property comprises a lounge, dining room, modern fitted kitchen, two double bedrooms, a single bedroom and a modern bathroom. Further benefits include a private rear garden and a convenient location within a short distance of Nuneaton Town Centre, as well as Nuneaton Bus and Train Station.. To view, call KEY.

Holding Deposit: £213

Total Deposit: £1067

Available End of January 2026

Council Tax Band A

EPC Grade D

No Deposit Option Available

### Entrance



Enter through a part glazed front door into the front reception room.

### Lounge 12 x 11'3 (3.66m x 3.43m)



Good size reception room with a radiator and window to the front aspect. There is a door leading to the second reception room.

### Dining Room 12'5 x 11'4 (3.78m x 3.45m)



Second reception room with an under stairs storage cupboard, a radiator and a window to the rear aspect. There is an opening leading to the kitchen.

**Kitchen 12'9 x 6'5 (3.89m x 1.96m)**



Modern kitchen benefitting from a variety of floor and wall mounted units with a sink / drainer unit, an electric oven and hob, an extractor fan, space for a fridge / freezer as well as space for two under counter appliances. There is also a window to the rear aspect.

**Master Bedroom 11'11 x 11'3 (3.63m x 3.43m)**



Good size double bedroom benefitting from an over stairs storage cupboard, a radiator and window to the front aspect.

**Second Bedroom 12'6 x 11'10 (3.81m x 3.61m)**



Double bedroom benefitting from a radiator and window to the rear aspect.

**Third Bedroom 8'4 x 6'8 (2.54m x 2.03m)**



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

### Bathroom 5'7 x 5'7 (1.70m x 1.70m)



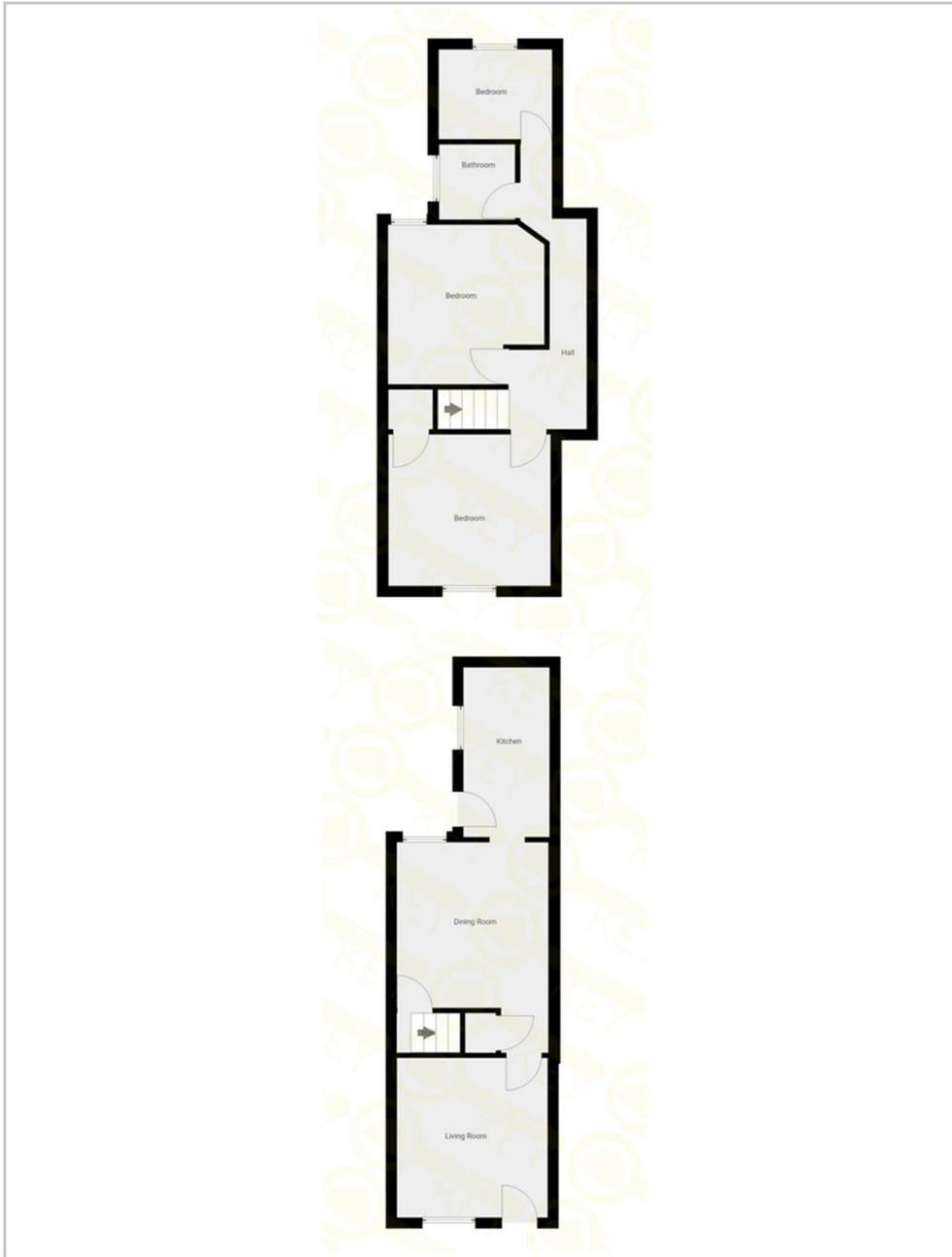
Modern bathroom benefitting from a low flush WC, pedestal sink and a bath with overhead shower. The bathroom also has a towel rail and window to the side aspect.

### Garden

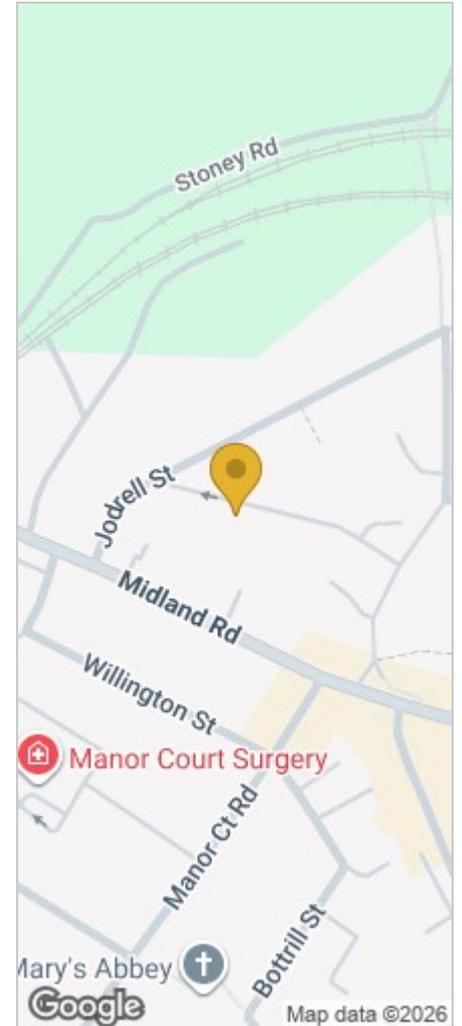


To the rear of the property there is a low maintenance garden with a small patio area along with a small laid to lawn area.

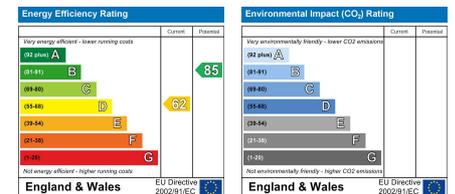
## Floor Plan



## Area Map



## Energy Efficiency Graph



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

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

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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