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To Let

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£1,200 Per Month

17 Katrine Close, Whittleford, Nuneaton CV10 9TH



E-mail: lettings@keyestateagents.com

KEY ESTATE AGENTS

Website: www.keyestateagents.com

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Whittleford, Nuneaton CV10 9TH

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KEY Estate Agents are pleased to offer this three bedroom modern semi-detached property, situated at the end of a quiet cul-de-sac in Whittleford, Nuneaton.

The property is well presented throughout and benefits from newly fitted carpets. The accommodation briefly comprises an open plan living area, kitchen, downstairs W/C, three bedrooms with the master bedroom having an en-suite, and a family bathroom.

Outside, there is a spacious low maintenance rear garden, with off-road parking to the front for multiple vehicles.

The property is well located for local amenities, schools and transport links and would make a great family home.

Entrance

Entered via part glazed entrance door into:

Entrance Hall

3'3" x 4'3" (1 x 1.3)

Entrance hall with doors to downstairs W/C and lounge.

Downstairs W/C

6'7" x 2'11" (2 x 0.9)

UPVC double glazed window, radiator, low flush W/C, pedestal sink

Lounge

12'10" x 8'6" (3.9 x 2.6)

With UPVC window, radiator, and T.V point, stairs to first floor.

Dining Room

6'11" x 10'3" (2.1 x 3.12)

With UPVC double doors leading to rear garden, radiator

Kitchen

9'10" x 8'6" (3 x 2.59)

UPVC Double glazed window, radiator, wall and floor mounted kitchen units, sink drainer unit, space for washing machine, built in oven and 4 ring gas hob, space for fridge freezer, part tiled surround.

Bathroom

5'3" x 5'11" (1.6 x 1.8)

UPVC Double glazed window, radiator, low flush W/C, bath with overhead shower, shower curtain, pedestal sink.

Master Bedroom

11'2" x 6'11" (3.4 x 2.1)

With UPVC window, radiator, built in wardrobes.

En Suite

5'11" x 5'11" (1.8 x 1.8)

UPVC Double glazed window, radiator, low flush W/C, shower cubicle with wall mounted shower, pedestal sink.

Second Bedroom

8'10" x 8'2" (2.7 x 2.5)

With UPVC window, radiator, built in wardrobes.

Third Bedroom

6'7" x 6'7" (2 x 2)

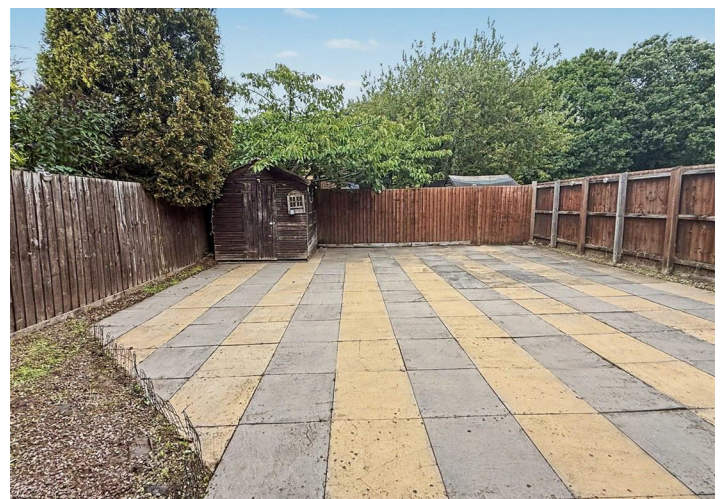
With UPVC window, radiator.

Garden

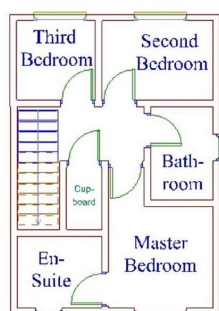
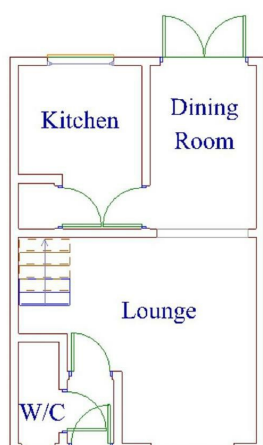
Fully slabbed rear garden requiring minimal upkeep.

Off Road Parking

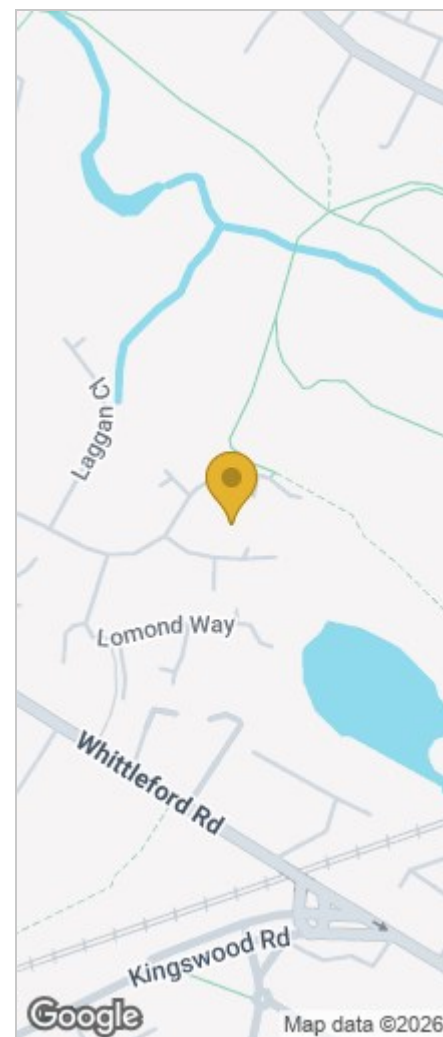
There is off road parking for two cars.



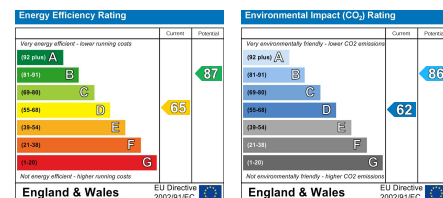
Floor Plan



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.

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

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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