



THE KEY TO YOUR NEXT MOVE

[www.keyestateagents.com](http://www.keyestateagents.com)

To Let

Tel: 024 7632 2022



**£825 Guide Price**

16 Coleshill Road, Chapel End, Nuneaton CV10 0NY



2



1



1



D

E-mail: [lettings@keyestateagents.com](mailto:lettings@keyestateagents.com)

KEY ESTATE AGENTS

Website: [www.keyestateagents.com](http://www.keyestateagents.com)



This well-presented two bedroom end of terrace property located in Chapel End, Nuneaton is an ideal home with spacious rooms and a character feel.

In brief, the accommodation, which is spread over four floors, is comprised of a cosy living room, modern kitchen, bathroom with separate bath and shower cubicle, two good sized double bedrooms. To the rear of the property, there is a very pleasant low maintenance garden

Situated in a desirable location close to local amenities and transport links, this property offers both comfort and convenience. Contact us today to arrange a viewing!

Available Early May  
Council Tax Band A  
EPC grade D  
Security Deposit £951  
Holding Deposit £190  
No Deposit Option Available

### Entrance



Enter via a composite front door into the lounge.

### Lounge 11'0" x 10'11" (3.37 x 3.34)



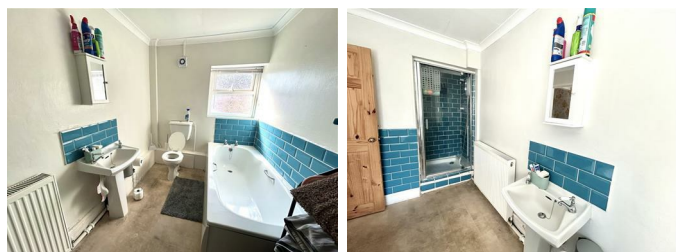
Good sized living area with window to the front aspect and a door leading to the kitchen and stairway leading down to the garden and bathroom.

### Kitchen 10'11" x 11'1" (3.34 x 3.4)



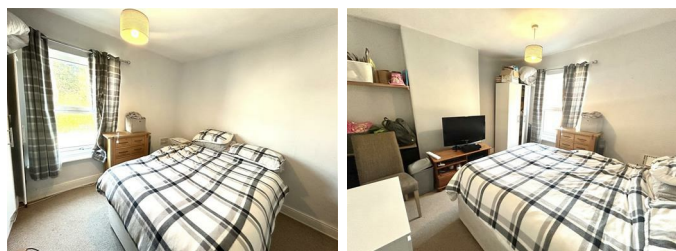
Modern kitchen with wall and floor mounted kitchen units, space for oven, fridge freezer, washing machine and dishwasher, sink drainer unit, window to the rear aspect and stairs rising to the first floor.

### Bathroom 6'6" x 10'7" (2 x 3.23)



Modern family bathroom benefiting from a low flush W/C, sink unit, bath and separate shower cubicle.

### Master Bedroom 11'1" x 10'11" (3.4 x 3.35)



Double bedroom with window to the front aspect.

### Second Bedroom 11'0" x 11'0" (3.36 x 3.37)



Double bedroom with window to the rear aspect, access to the loft room.

### Garden



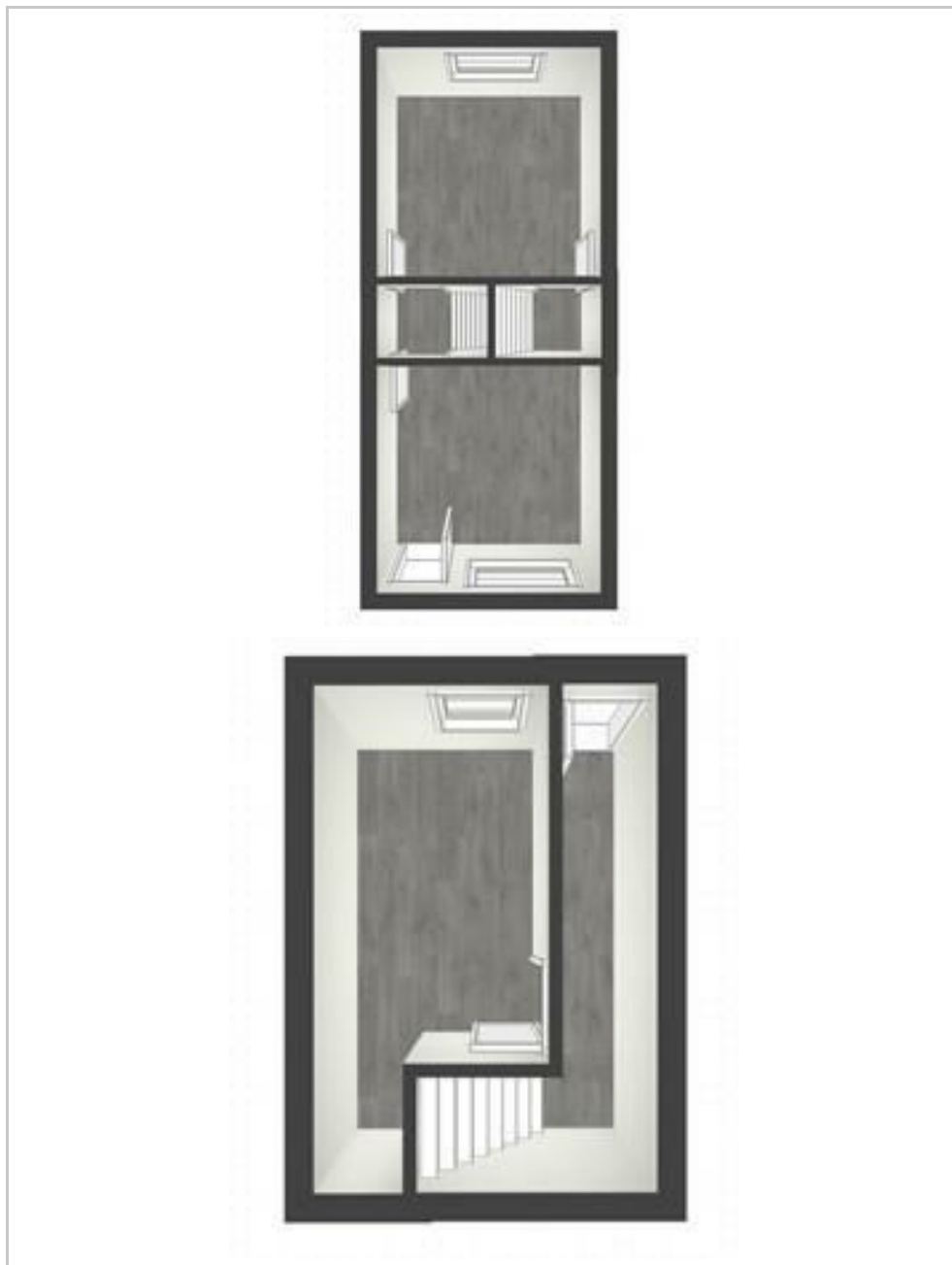
To the rear of the property, there is a small garden with a seating area and an area that has been artificially turfed.

### Agents Notes

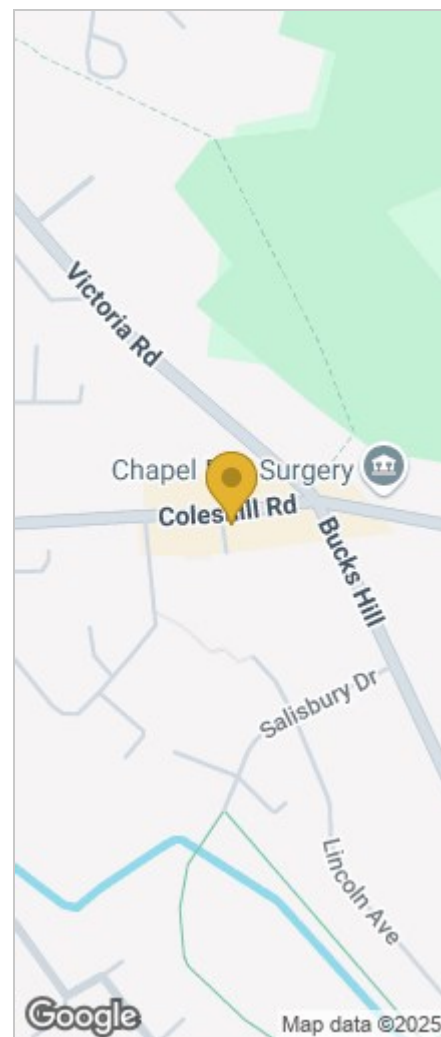
Floor plans are for identification purposes only and not to scale. All room measurements in these lettings details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared, these opinions may vary from your own. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agents and under no circumstances are to be reproduced by a third party without prior permission.



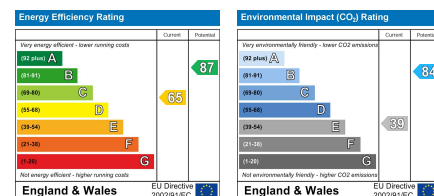
## Floor Plan



## Area Map



## Energy Efficiency Graph



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

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**  
**2 The Courtyard, Goldsmith Way, Eliot Business Park, Nuneaton CV10 7RJ**  
**lettings@keyestateagents.com**



Zoopla.co.uk



rightmove



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.



024 7632 2022