

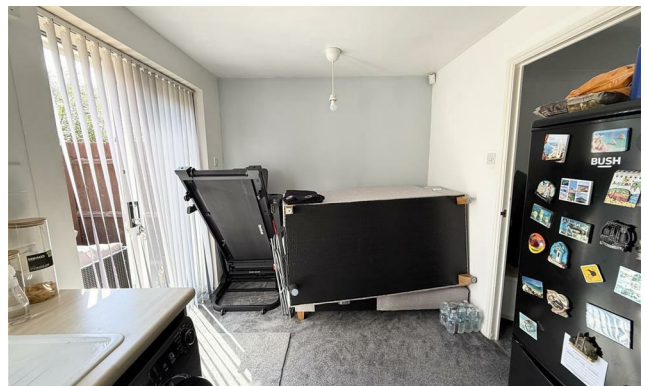


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To Let

Tel: 024 7632 2022



£900 Per Calendar

2 Katrine Close, Whittleford, Nuneaton CV10 9TH



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A well presented and modern two bedroom semi-detached home located in the popular area of Whittleford, Nuneaton. This lovely home is ideal for a couple or small family.

The property comprises of a bright living room leading to a modern kitchen/diner. Upstairs, there are two good-sized bedrooms and a contemporary bathroom. Outside, there is a private rear garden and off road parking to the side. Located in a popular residential area and is just a short walk away from local parks and shops.

Holding Deposit: £207
Total Deposit: £1038
EPC Rating: D
Council Tax Band : B
No Deposit Option Available

Entrance Hall 3'11" x 3'2" (1.20 x 0.99)



Enter through a part glazed door into the hallway with door leading to:

Lounge 13'3" x 12'11" (4.05 x 3.94)



Good size lounge with a window to the front aspect, radiator, door to the kitchen / diner and stairs leading to the first floor.

Kitchen / Dining Room 12'10" x 7'10" (3.92 x 2.40)



Benefitting from a range of floor and wall mounted units, sink drainer unit with mixer tap, integrated oven, gas hob, cooker hood, space for a washing machine and fridge / freezer. The kitchen / diner also benefits from having a radiator, window to the rear aspect and sliding glass doors leading to the rear garden.

Master Bedroom 10'0" x 9'2" (3.05 x 2.80)



Double bedroom with fitted wardrobe with sliding mirrored doors, storage cupboard, radiator and window to the front aspect.

Second Bedroom 11'2" x 7'3" (3.42 x 2.21)



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

Bathroom 7'11" x 5'5" (2.42 x 1.66)



Modern bathroom benefitting from a white suite comprising of a low flush W/C, bath with overhead shower, pedestal sink with cabinet. The room benefits from having a part tiled surround, heated towel rail and window to the rear aspect.

Garden and Parking

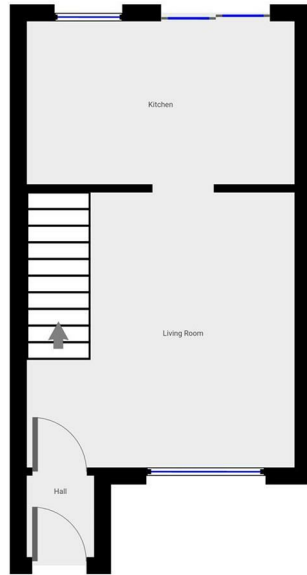


The rear of the property benefits from a large patio area leading onto a raised stoned area with a path leading to the bottom of the garden which has a small area of artificial grass. To the side of the property there is a tarmac driveway with parking for 2 cars end on end.

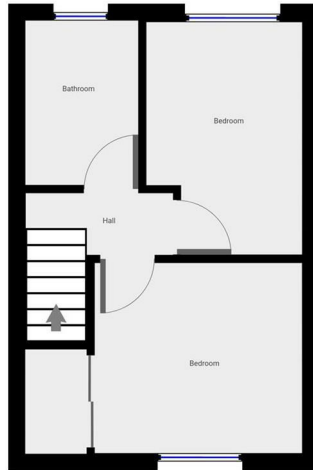
Agents Notes

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

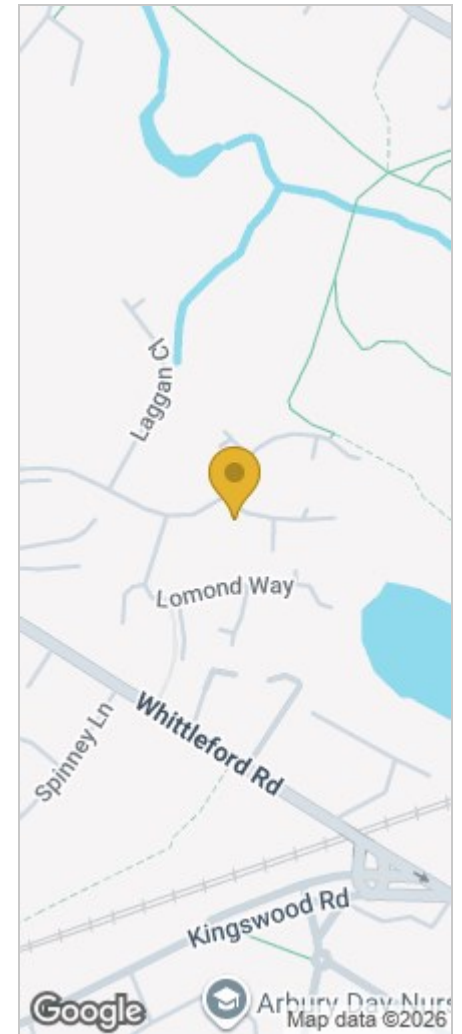


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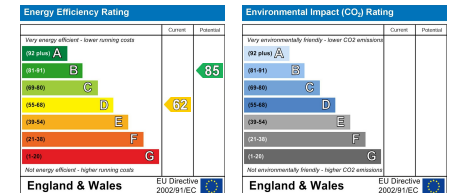


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Area Map



Energy Efficiency Graph



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