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# For Sale

Tel: 024 7635 7645



**£1,000 Per Month**

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This well-presented three-bedroom mid-terraced home in the popular area of Attleborough, Nuneaton has been recently redecorated throughout, offering a fresh and modern living space ready to move straight into.

The property features a bright and spacious layout, including a generous living area and a stylish, contemporary kitchen fitted with modern units and finishes. The ground floor also benefits from a sleek, on-trend bathroom.

Upstairs, there are two excellent-sized double bedrooms and a particularly generous single bedroom,

Externally, the property offers a low-maintenance rear garden, mainly laid to gravel, providing a practical outdoor space without the upkeep.

Ideally located in a sought-after residential area, the property is within easy reach of local schools, shops, and everyday amenities, making it perfect for families and professionals alike.

### Entrance



Enter via the front door into the living Room

### Living Room 3.96 × 3.42



Featuring a window to the front allowing for ample light to flood in, feature fireplace and new carpets.

### Kitchen 1.95 × 4.08



A modern and stylish kitchen with wall and base units, a gas stove, belfast sink and great storage.

### Dining Room 3.94 × 3.65



A large rear aspect window lets in lots of lights, a feature fireplace and new carpets makes this room a cosy space.

### Bathroom 1.69 × 2.87



The bathroom is stylish and contemporary, fitted with modern fixtures including a sleek vanity unit with a basin, a toilet, and a shower area enclosed by glass.

### Bedroom 1 4.42 × 3.40



This spacious bedroom is filled with natural light from its front-facing window, the room features neutral walls and carpet flooring, providing a calm and cosy atmosphere.

### Bedroom 2 3.53 × 3.67



This second bedroom offers a generously proportioned area, featuring a rear-facing window that allows plenty of natural light. The neutral colour palette and carpet underfoot create a relaxing and welcoming atmosphere.

### Bedroom 3 1.97 × 3.70



A smaller bedroom ideal for use as a nursery, single bedroom, or study. It features a window that lets in

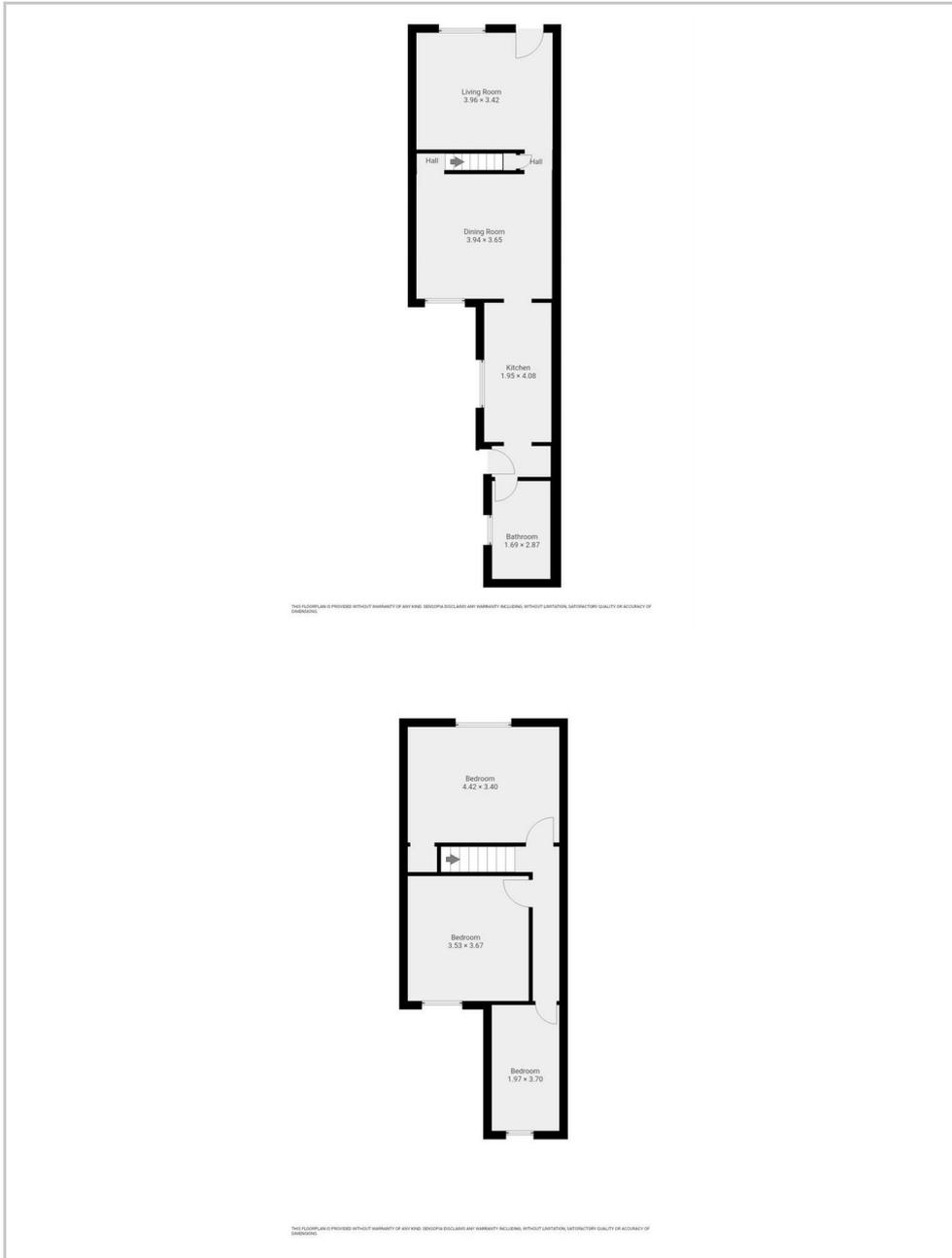
natural light and is decorated with neutral walls and carpeted flooring, creating a peaceful and versatile space.

### Rear Garden

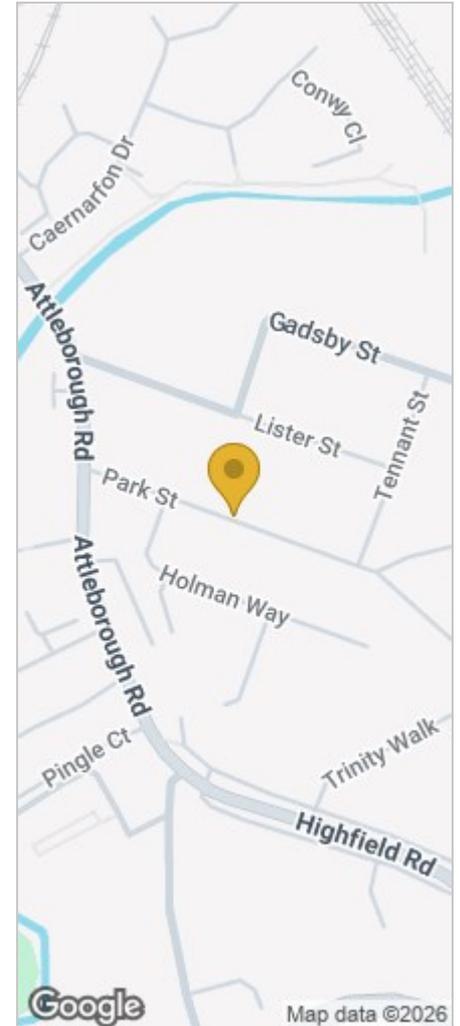


The rear garden has been designed for low maintenance, featuring a gravelled surface bordered by wooden fencing.

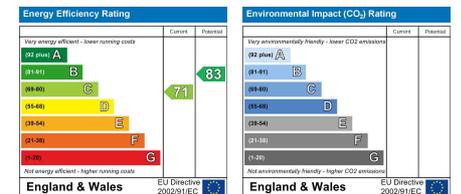
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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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