



Manor Court Road

, Abbey Green, CV11 5HU

£800 PCM



Nestled in the charming area of Abbey Green, this delightful house on Manor Court Road offers a perfect blend of comfort and convenience. With two inviting reception rooms, this property provides ample space for both relaxation and entertaining. The well-proportioned bedrooms ensure a restful retreat, making it an ideal home for couples or small families.. Kitchen is equipped with a dual fuel cooker, washing machine and fridge freezer

Situated in a pleasant suburb, this property benefits from its proximity to local amenities, schools, and parks, making it a great choice. The surrounding area is known for its friendly atmosphere and accessibility, ensuring that you are never far from the essentials.

This house on Manor Court Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents a wonderful opportunity to enjoy comfortable living in a desirable location. Do not miss the chance to make this charming house your own.



Entrance

Via double glazed entrance door leading to:

Reception Room 11'7" x 11'0" (3.53m x 3.35m)

Double glazed window to front, feature fireplace with wooden mantle, double radiator, wooden laminate flooring, telephone point, TV point, coving to ceiling, open plan to:

Inner Hallway

Stairs to first floor, door to:

Reception Room 12'10" x 10'8" (3.91m x 3.26m)

Double glazed window to rear, double radiator, wooden laminate flooring, coving to ceiling, opening to Fitted Kitchen, door to Storage cupboard.

Fitted Kitchen 11'3" x 5'10" (3.42m x 1.77m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, washing machine, vent for tumble dryer, gas cooker with extractor hood over, double glazed window to side, double radiator, ceramic tiled flooring, fridge freezer, opening to:

Rear Lobby

Double glazed door leading to garden and folding door to:

Bathroom

Fitted with three piece suite comprising panelled bath with shower over, pedestal wash hand basin with mixer tap and low-level WC, heated towel rail, extractor fan, obscure double glazed window to side.

Landing

Doors to:

Bedroom 11'10" x 10'10" (3.61m x 3.29m)

Double glazed window to front, radiator, opening to Storage cupboard, access to loft space.

Bedroom 12'10" x 10'9" (3.92m x 3.28m)

Double glazed window to rear, radiator, wooden laminate flooring, coving to ceiling, wall mounted combination boiler serving heating system and domestic hot water.

Outside

To the rear is an enclosed garden mainly paved.

General

Property is available subject to satisfying references via our independent referencing team. A deposit of £1009 will be payable upon completion of tenancy together with one months rent. A holding fee of the equivalent to one weeks rent applies to hold this property subject to landlord acceptance. Council tax payable is Band A charged via Nuneaton & Bedworth Borough Council.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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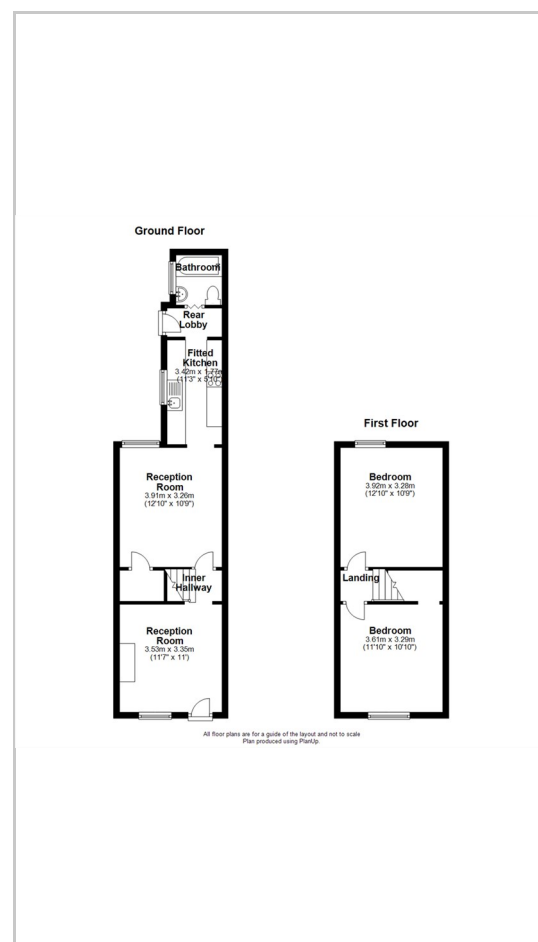
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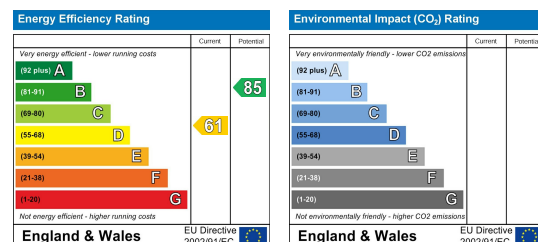
Area Map



Floor Plans



Energy Efficiency Graph



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