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Sales and Lettings
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Eden Court

Chapel End, Nuneaton, CV10 9AG

£650 pcm

- Modern mews residence
- Small cul de sac location
- Available mid May 2021
- Gas heating & Upvc Dbl Glazing
- Lounge & kitchen
- Two bedrooms & bathroom
- Gardens & parking to rear
- EPC RATING C



This is a well presented and improved modern mid mews residence situated in a small cul de sac just off Ryders Hill Crescent around two miles from the town centre. The property is presented in lovely order throughout, considered ideal for the young family and benefits from great road links, super amenities and an early viewing is recommended. Gas fired central heating, upvc double glazing, parking to the rear and briefly comprising: hall, guests cloakroom, lounge with patio doors, modern kitchen with built in oven and hob, landing, two good sized bedrooms with built in wardrobes and bathroom. Loose slate fore garden, low maintenance rear garden and parking to the rear. The landlord has indicated that they are unable to accept pets, it is a non-smoking home and tenants will require an employers reference or similar. Holding deposit required.

RECEPTION HALL

Having obscure sealed unit double glazed entrance door, laminate wooden flooring, central heating radiator and doors to:

GUESTS CLOAKROOM

Having low level w.c., wash hand basin, central heating radiator, tiled splash surrounds and extractor fan.

LOUNGE

5.08m x 3.58m Having two central heating radiators, laminate flooring, smoke alarm, stair case to first floor, uPVC double glazed French doors to the rear and door to:

KITCHEN

2.49m x 2.46m max Having a range of fitted wall and base units with contrasting work surfaces and tiled splash backs, inset single drainer sink with mixer tap, built in oven and four ring hob with extractor hood over, space and plumbing for automatic washing machine, space for upright fridge freezer, Vaillant boiler, carbon monoxide detector, tiled floor, plinth heater and uPVC double glazed window to the front.

FIRST FLOOR LANDING

With built in storage cupboard, loft access, smoke alarm and doors to:

BEDROOM ONE

3.38m x 2.95m max Having central heating radiator, built in double door wardrobe and uPVC double glazed window to the rear.

BEDROOM TWO

3.30m x 2.08m Having central heating radiator, built in wardrobe and uPVC double glazed window to the front.

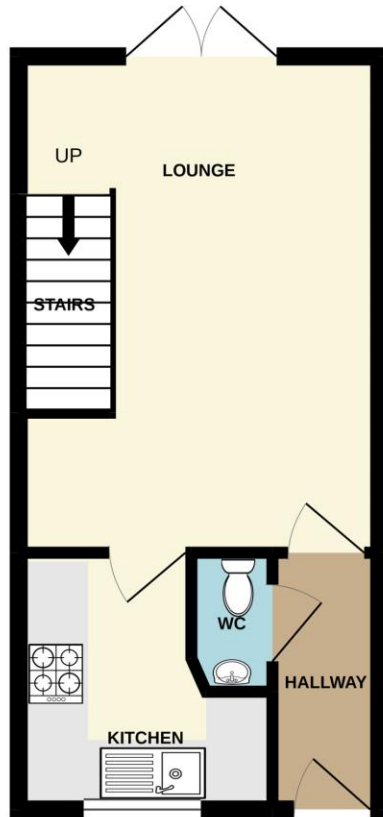
BATHROOM

2.44m x 1.40m Having a white suite comprising:- low level w.c., pedestal wash hand basin, panelled bath with Mira shower fitment over, tiled splash backs and floor, extractor fan, central heating radiator, inset ceiling spotlights, extractor fan and uPVC double glazed window to the front.

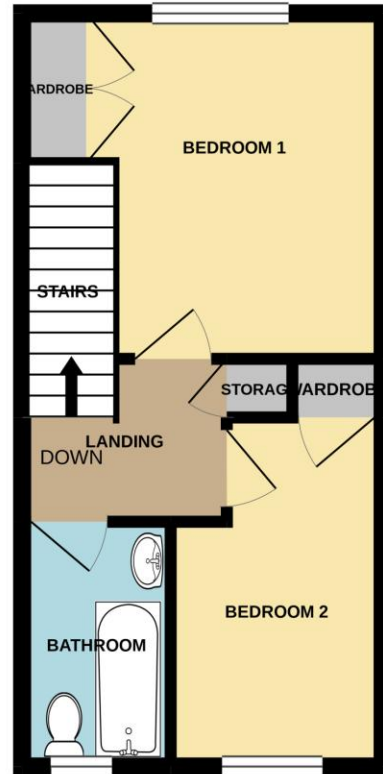
OUTSIDE

To the front of the property there is a small loose slate fore garden and pathway to the entrance. The low maintenance rear garden is mainly paved with loose stone borders, fenced boundaries and steps down to rear gate leading to one allocated parking space.

GROUND FLOOR
26.8 sq.m. (289 sq.ft.) approx.



1ST FLOOR
26.8 sq.m. (289 sq.ft.) approx.

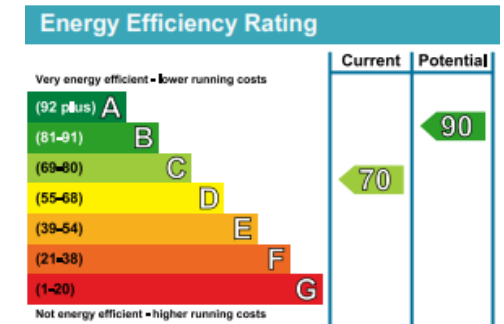


TOTAL FLOOR AREA : 53.7 sq.m. (578 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCAL AUTHORITY

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