



NIKKI HOMES  
PROPERTY CONSULTANTS

**St. Nicholas Avenue, Kenilworth**  
**£1,400 pcm**

3 bedroom semi-detached house to rent **LET**

A newly refurbished well-presented and spacious three bedroomed house in this popular location of Kenilworth.

Approach - You enter through the neutrally decorated hallway which is via a new double glazed front door and having stairs to the first floor.

Off the hallway you will find the door to the;

Living Room:

Finished with a feature wall housing an Electrical Fire, newly installed oak effect flooring, door lead through to the:

Kitchen/Diner

Newly installed matching range of base and eye level units, worktops and breakfast bar with appliances to include; integrated brand new Neff electric oven & four ring electric hob, brand new Neff Microwave, Wine Cooler, Brand -new washing machine and brand-new fridge/freezer. This room leads into the Bathroom and out to the garden and Garage

Bathroom

Newly installed and fitted Bathroom fitted with a Bath with overhead Shower, wash hand basin with tiled splash back and W.C.

First Floor Landing leading to:

Bedroom One more than generous double bedroom with a double glazed window to the front aspect, Fitted Wardrobe and Vanity.

Bedroom Two

Again is a more than generous double, with a double glazed window to the rear aspect.

Bedroom Three

Single Bedroom with Double glazed window to the rear aspect.

Outside

There is Parking directly at the front of the property on the Driveway.

Garage

With Garage door opening and a personnel door to the rear garden.

Rear Garden

Patio at area at the top of the garden, leading onto a lovely lawned sizable garden.

It is neutrally decorated throughout and with electric heating, Garage and parking to the front.

This property is offered unfurnished and is AVAILABLE NOW.

Council Tax Band: C (WDC District Council)

Deposit: £1,615.38

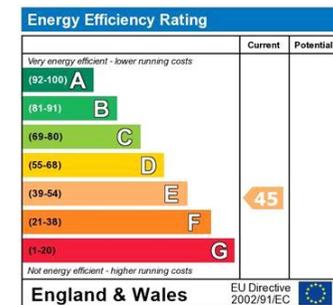
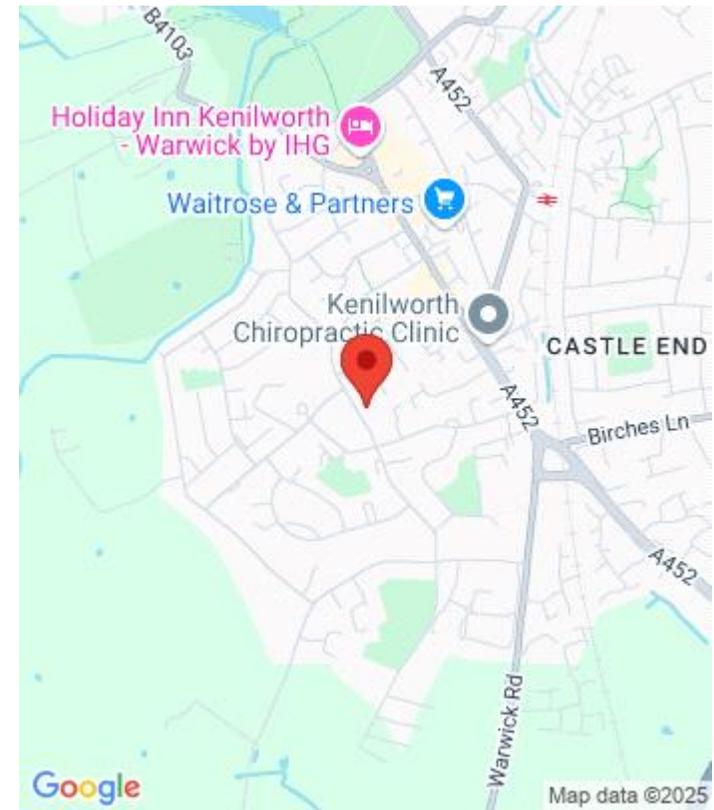
Holding Deposit: £323.07

Parking options: Garage

Garden details: Private Garden



Whilst every effort is made to ensure the accuracy of these details, it should be noted that the measurements are approximate only. Floorplans are for representation purposes only and prepared according to the RICS Code of Measuring Practice by our floorplan provider. Therefore, the layout of doors, windows and rooms are approximate and should be regarded as such by any prospective tenant.



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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Viewing by appointment only  
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