



Affitto Estate Agents proudly presents to the market this immaculately presented TWO BEDROOM TERRACED HOME situated in a popular and well-established residential area of Nuneaton.

This beautifully maintained property offers spacious living accommodation, with two reception rooms, two double bedrooms, a modern kitchen and bathroom!

Upon entry, you are welcomed into a bright and spacious lounge that offers a warm, homely feel with plenty of room for furnishings and décor. This leads into a second reception room, ideal for use as a dining area or family room, making it perfect for entertaining guests or enjoying family meals.

The modern kitchen is well-equipped and finished to a high standard, boasting ample storage with stylish wall and base units, generous worktop space, and integrated appliances. The clean, contemporary design creates a fresh and functional cooking environment.

Upstairs, the first floor comprises two generously-sized double bedrooms, both flooded with natural light and offering plenty of space for wardrobes and additional furnishings.

The bathroom is impressively spacious and has been modernised with stylish tiling throughout. It features a full-size bathtub, a large fitted shower cubicle, W/C, and a modern hand wash basin — offering the perfect blend of luxury and practicality.

To the rear of the property is a low-maintenance garden — private and enclosed, ideal for relaxing or entertaining.

Ample on-street parking is available.

This home is perfectly situated close to a range of local amenities including schools, supermarkets, parks, and eateries. Nuneaton town centre is just a short distance away, offering excellent shopping facilities and leisure options. Transport links are fantastic with regular bus services nearby, easy access to the A444 and M6, and Nuneaton train station offering direct links to Coventry, Birmingham, and London.

CONTACT US TODAY to arrange a viewing!

Deposit: £925
Holding Deposit: £213.46
Parking options: On Street



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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		85
(55-68) D	61	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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.