



Affitto Estate Agents are proud to offer to the market this superb 3-bedroom Semi-Detached house offering immaculately presented living accommodation and a large gorgeous garden located in a sought-after new development in Nuneaton.

Upon entering the property you step into an entrance hallway providing access to the spacious lounge, W/C and the staircase.

The Lounge is of a good size with a window to the front of the property providing a warm, bright and airy feel to the property allowing natural light into the living room.

Straight ahead there is a good-sized modern kitchen/dining which incorporates wall shelving and base units proving ample storage also includes a washing machine, a dishwasher and a fridge freezer. The kitchen gives access to the large, low-maintenance rear garden which has the advantage of a turfed area.

On the first floor the landing provides access to all bedrooms and the family bathroom, both double bedrooms are of a good size as well as there is a spacious single bedroom. The master bedroom benefits from having an en-suite with a shower.

Finally, a family bathroom with W/C, a full-size bathtub and a present-time vanity unit.

The property comes with LED spotlights throughout, same as new, grey, ultra-soft carpets, gas central heating and double glazing.

All decorating and fixtures and fittings are to a modern taste and compliment the property well.

All local amenities are close by and there are excellent transport links in and around the town of Nuneaton.

CONTACT US NOW TO ARRANGE A VIEWING!

Council Tax Band: C

Deposit: £1,500

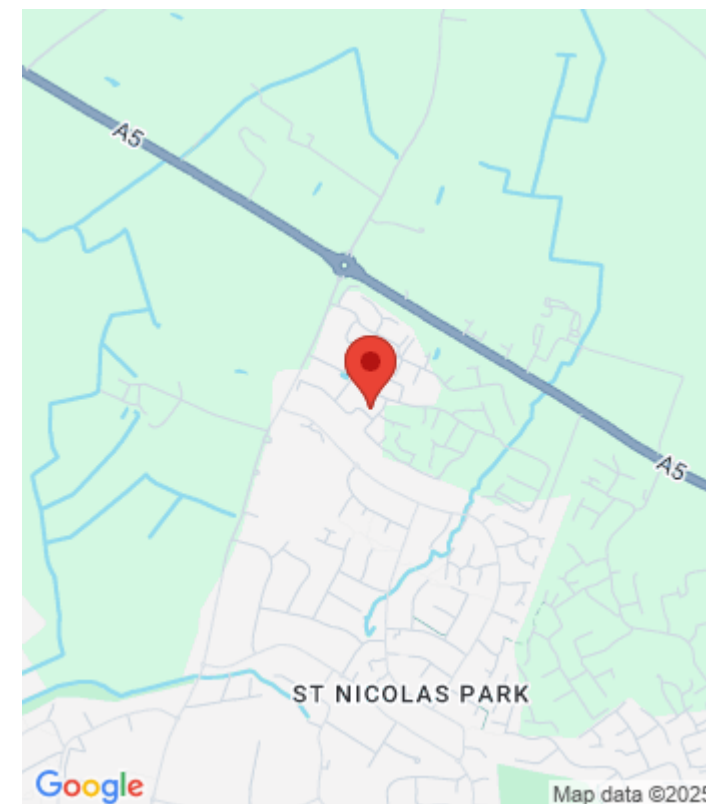
Holding Deposit: £300

Parking options: Off Street

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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		96
(81-91) B		
(69-80) C	83	
(55-68) D		
(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.