



Affitto Estate Agents are delighted to offer this beautiful THREE Bedroom Semi-Detached Family Home, conveniently situated for easy access to local schools, major road networks, and the wide range of amenities available in Nuneaton town centre. This property perfectly combines style & functionality.

Enter a welcoming hallway that opens into a bright and spacious lounge. The large front-facing window fills the room with natural light, creating a warm and inviting atmosphere. At the rear, stylish French doors lead directly to the back garden, offering a perfect flow for relaxation and entertaining.

The kitchen features numerous wall and base units, offering ample storage space, and is spacious enough to accommodate a large dining table. A side door provides access to the garden, while a convenient W/C is accessible through another door in the room.

Upstairs, the landing provides access to three well-sized bedrooms. The master bedroom benefits from large windows and lots of space for all required furniture. The second bedroom is another spacious double, while the third is a good sized single room.

The family bathroom comprises of a bath, W/C and hand wash basin.

CONTACT US TODAY to arrange a viewing at this lovely family home!

Council Tax Band: A

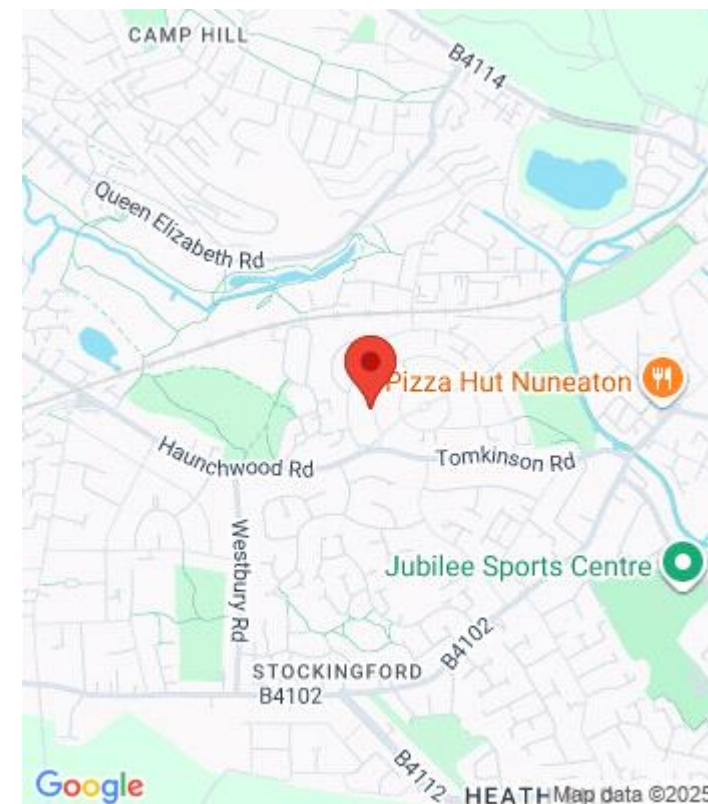
Deposit: £1,150


Holding Deposit: £265.38

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		
(81-91) B		88
(69-80) C	73	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small> 		

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.