



House - Semi-Detached
Security Deposit: £1,557
Holding Deposit: Add Text Here

**20 PAYNE WAY,
NUNEATON, CV11
8BD**

£1,350 Per

FEATURES

- Energy-efficient solar panels & Electric vehicle charging point
- Off-road parking for 2–3 vehicles
- Modern kitchen with white gloss units and integrated appliances
- Spacious rear lounge/diner with patio doors to garden
- Downstairs WC for added convenience



3 Bedroom House - Semi-Detached located in Nuneaton

A superb opportunity to rent this brand new, three-bedroom semi-detached home located on the popular Payne Way, Nuneaton. The property further benefits from energy-efficient solar panels and an electric vehicle charging point, helping to reduce running costs and making it ideal for modern, eco-conscious living.

The property offers excellent curb appeal and practical living, featuring ample off-road parking for 2–3 vehicles and a generous rear garden complete with a patio area, ideal for outdoor dining and entertaining.


Upon entering the property, the kitchen is situated to the right, finished to a modern standard with white gloss cabinetry and a wood-effect worktop. The kitchen benefits from a full range of integrated appliances, including hob, oven, washing machine, fridge freezer, and dishwasher. A downstairs WC adds further convenience.

To the rear of the home is a spacious lounge/diner, a bright and versatile living space with wooden flooring and patio doors opening directly onto the garden, creating a seamless indoor-outdoor flow.

Call us on
02476 328251
LIZ@LIZTAYLORLETTINGS.CO.UK
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Council Tax Band
C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	90	90
(69-80) C		
(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 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

