



House
Security Deposit: £1,440
Holding Deposit: Add Text Here

**15 BROOME WAY,
NUNEATON, CV10 9RJ**

£1,250 Per



FEATURES

- PVCu Double Glazing & Gas Central Heating
- Rear Enclosed Garden with Two Sheds
- Driveway for Two Vehicles
- Two Double Bedrooms & One Single Bedroom
- Close to the Local Primary School
- Walking Distance of a Bus Route



3 Bedroom House located in Nuneaton

Modern Three Bedroom House, situated in the popular residential area of Galley Common. Benefiting from PVCu double glazing, gas central heating, rear enclosed garden & driveway for two cars. Walking distance of the local primary school & situated on a main bus route. The A5 & Motorway Network are a short drive away.

The ground floor briefly comprises of hallway leading to downstairs w.c, modern fitted kitchen with oven & hob, lounge-diner with French patio doors onto garden and large understairs cupboard. Garden is terraced with patio area and two sheds.

The first floor briefly comprises of landing leading to two double bedrooms, one single bedroom and a family bathroom with a modern white suite and thermostatic shower over bath.

EPC Rating B & Council Tax Band B £1865.00 per annum

A Holding Deposit of £288.00 (One Week's Rent) is Required for Referencing to Commence. Once this is paid, no other viewings will take place, while we carry out your references. If you choose to

Call us on

02476 328251

LIZ@LIZTAYLORLETTINGS.CO.UK
www.liztaylorlettings.co.uk

Council Tax Band

B



| Energy Efficiency Rating | | |
|---|-------------------------|---|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | 97 | |
| (81-91) B | 84 | |
| (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.

