



## 11 EDEN COURT NUNEATON, CV10 9AG

£900 PCM

Well presented two bedroom house in this popular and convenient location, with double glazing and gas central heating, the spacious property which has just been re-decorated & re carpeted, briefly comprises; Entrance hall, spacious lounge, fitted kitchen, cloakroom/WC, landing, two bedrooms and bathroom. Externally there is off road parking to the front and enclosed and private rear garden. Available now, no pets or smokers. EPC C, Deposit £1025.00 Un-furnished, Viewing advised.



# 11 EDEN COURT

- Modern two bedroom house
- C/heating & D/glazing
- Re decorated & carpeted
- Spacious Lounge
- Fitted kitchen
- Cloaks/WC and family bathroom
- Off road parking and garden
- Available now, unfurnished
- No pets or smokers



## Entrance Hall

With radiator and doors to;

## Lounge

Double glazed patio doors and window to rear garden, stairs to first floor, television point.

## Kitchen

Double glazed window to front, fitted with a range of eye and base level units, integral gas hob with electric oven beneath, space for fridge freezer, plumbing for washing machine, single drainer sink and wall mounted boiler.

## Cloakroom/WC

With low level WC, wash basin and radiator

## First floor landing

doors to;

## Bedroom One

Double glazed window to front, radiator and built in double wardrobe.

## Bedroom Two

Double glazed window to rear, radiator and store cupboard

## Bathroom

Fitted suite with low level WC, wash basin and panelled bath with shower over.

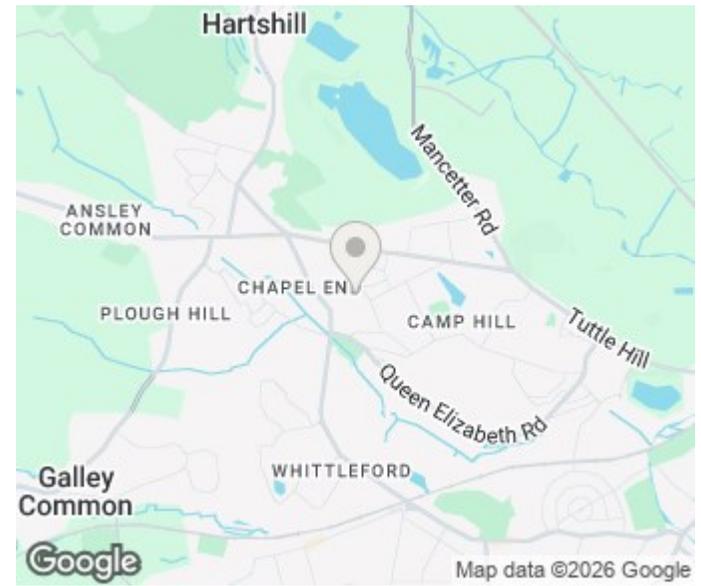
## Externally

To the front is off road parking for two cars and lawned garden with side access to rear garden. To

the rear is an enclosed and private garden, mainly laid to lawn with patio area.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			90
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC 	

**EPC Rating: C    Council Tax Band: B**

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/tenants are advised to recheck the measurements

Hinckley  
 Unit 1  
 The Regent Lancaster Road  
 Hinckley  
 Leicestershire  
 LE10 0AW

01455 886065  
[lettings@davispartners.co.uk](mailto:lettings@davispartners.co.uk)  
<https://davispartners.co.uk/>

