



21 Dawlish Close, Nuneaton, CV11 6YR
£1,200 Per Calendar Month



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A Three Bedroom Detached Home with Garage and Driveway, which had the kitchen & bathrooms refitted, and decorated and carpeted throughout whilst in an excellent cul-de-sac location on the popular Horeston Grange development, with good access to Nuneaton town centre and range of amenities, close to the bus and train stations, with excellent access to the major surrounding road networks via A5, A42,M42, M69, M6, M1, M42. Briefly comprising an Entrance Hall, Downstairs WC, Lounge, Dining Area and refitted Kitchen, First Floor Landing, Three Bedrooms and a refitted Bathroom.

Outside is a lawned front and rear garden, with a driveway to the side leading to the Single Garage.

Council Tax Band D
Deposit £1609

Entrance Hall

Door to the front elevation, and window to the side, and newly carpeted stairs off to the first floor.

Downstairs WC

Having a two piece white suite of low flush WC and wash hand basin with radiator, and window to the frontage.

Lounge

With a window to the front elevation, decorative Adam style fireplace, new carpets and radiator.

Dining Room

French door and side panelled windows out into the rear gardens, new carpets and radiator.

Kitchen

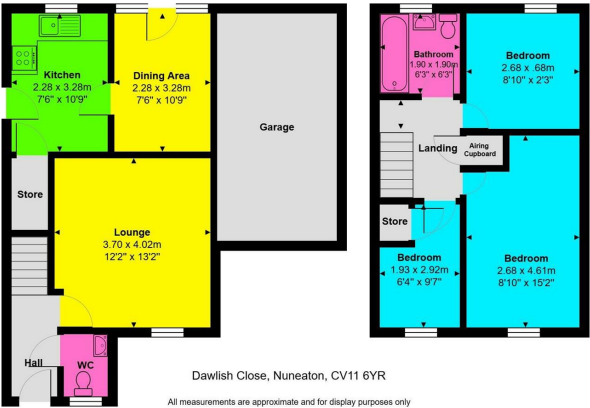
With a new and refitted range of wall and base level units with working surfaces over and tiled splashbacks, an inset sink and drainer, a four ring electric hob with oven under and hood over, plumbing for a washing machine, useful understairs store cupboard, radiator, and window to the rear elevation, and a door to the side.

Landing

Window to the side and loft access hatch, an airing cupboard housing the central heating boiler.

Bedroom One

With a window to the front elevation, new carpets and radiator.





Bedroom Two

With a window to the rear elevation, new carpets and radiator.

Bedroom Three

With a window to the front elevation, new carpets and radiator.

Bathroom

Having a newly fitted three piece white suite comprising bath with shower and screen over, wash hand basin and low flush WC, UPVC tiling, and window to the rear aspect.

Garage

With an up and over door to the frontage, and pedestrian door to the rear.

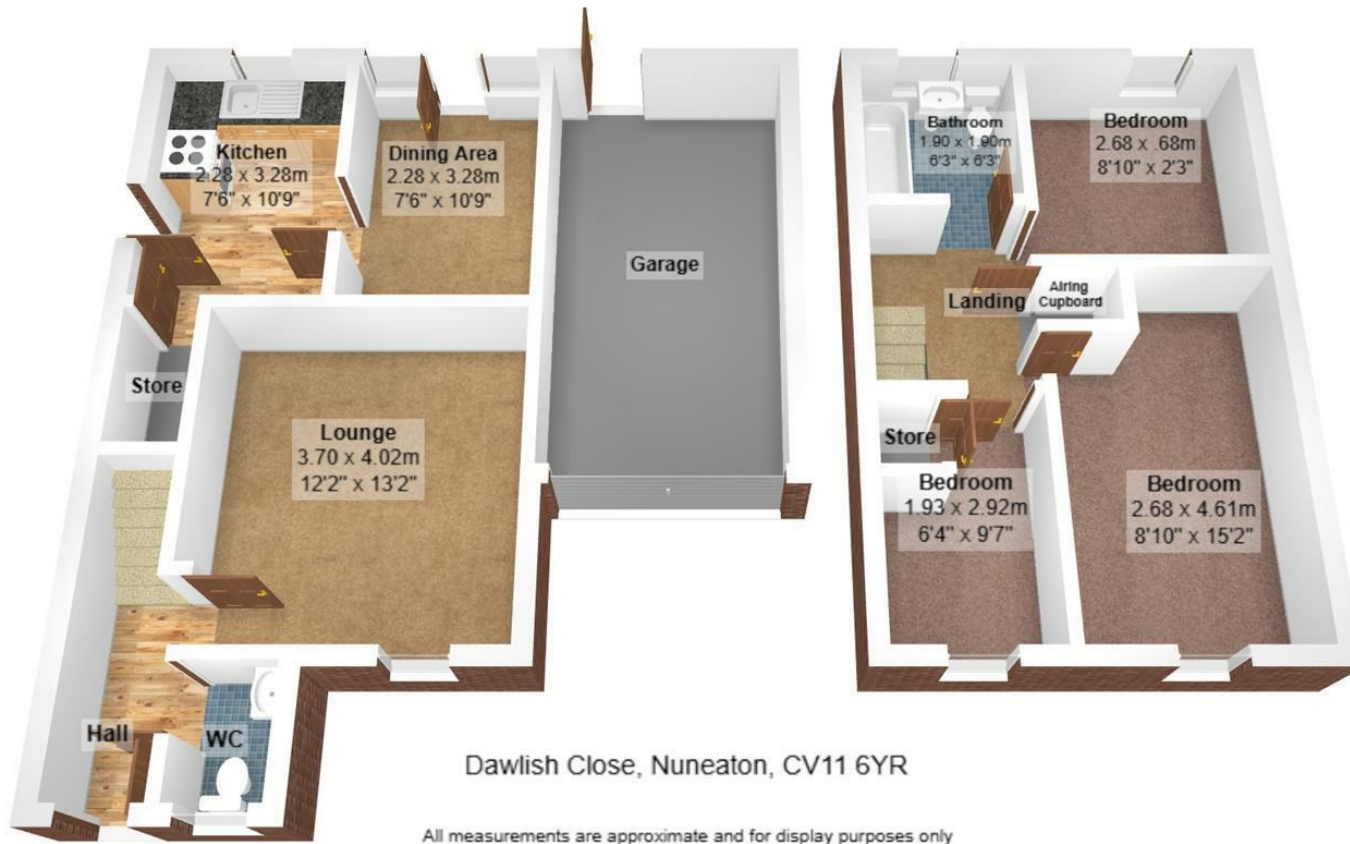
Outside

With a lawned garden to front and rear.

There is a driveway leading up to the Garage offering off road parking.

Patio area adjacent to the house and lawn at the rear.





Viewing

Please contact our RH Homes and Property Office on 01455 633244 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(82 plus) A		88
(81-91) B		
(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

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