

Julius Way, Nunneaton 2 ☐ 1 ☐ 2 ☐ B ■









- POSITIONED ON THE POPULAR EATON PLACE DEVELOPMENT
- TWO DOUBLE BEDROOMS
- MODERN FITTED KITCHEN
- EPC RATING B

- VIEWING ADVISED
- FAMILY BATHROOM
- ENCLOSED REAR GARDEN
- COUNCILTAX BAND C

COMING SOON

This two bedroom property on the popular Persimmon Homes Eaton Place development. Internally the property comprises of entrance hallway, lounge, kitchen/diner with french doors leading to the enclosed rear garden, downstairs WC/cloaks, two bedrooms and a family bathroom. Externally there is parking for two vehicles and a rear enclosed garden. EPC rating B. An internal inspection is highly recommended to appreciate the property on offer.

Price: £219,995





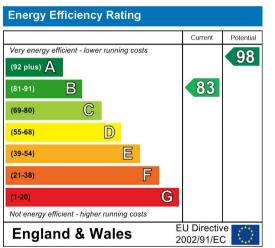






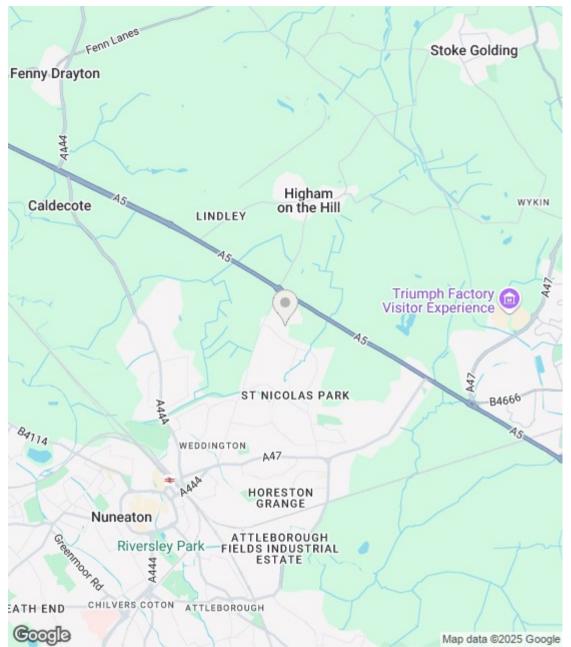


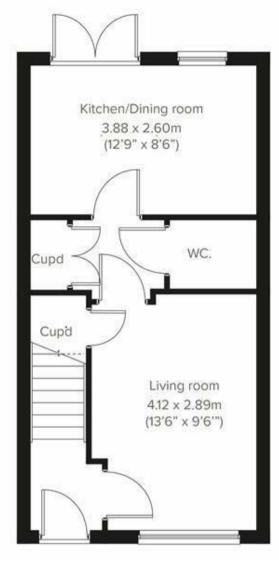




Environmental Impact (CO₂) Rating		
	Current	Potentia
Very environmentally friendly - lower CO2 emissions	5	
(92 plus) 🔼		
(81-91)		
(69-80) C		
(55-68)		
(39-54)		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions	;	
Fudiand & Wales	U Directiv	







(1)MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The description, measurements & specifications indicated have been approved by the Vendor, for guidance only and as such must be considered incorrect. While every effort has been made to ensure the accuracy of the information provided, we cannot be held responsible for any errors or omissions. Potential buyers are advised to recheck measurements before committing to any expense. (4) We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. (5) Financial Advice: Any financial information or advice provided in this brochure is not intended as financial or legal advice. We recommend that you seek independent financial and legal advice before making any decisions regarding property transactions. (6) Where an EPC, or a Home Report (Scotland only) is held for this properate, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. Energy Performance Certificates are available upon request. EPC ratings and elabel details are accurately details are accurately details are accurately appointment on the content of these reports and this must be obtained from your legal representative. (8) Subject to Availability: All properties and prices are subject to availability and may be withdrawn or amended without notice. We do not quarantee the continued availability of any property listed in this brochure. (9) Third-Party Services. Such as solicitors, surveyors, or financial advisors, are for information only. We do not endorse or recommend any particular service provider. (10) Whilst we take care in prep