



Galba Avenue, Nuneaton

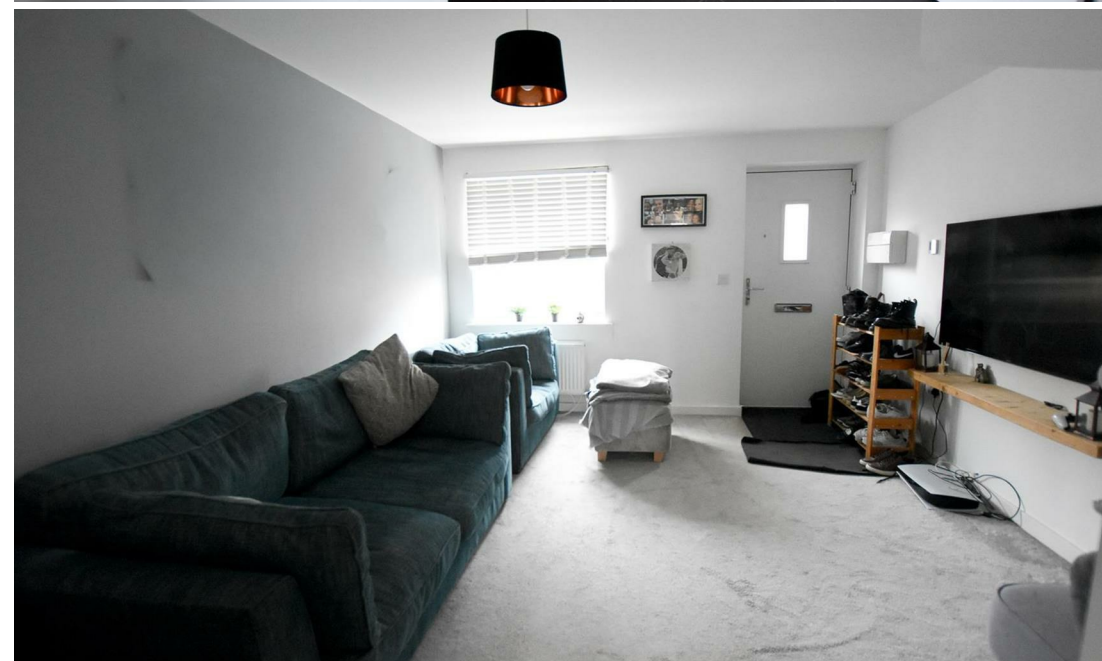
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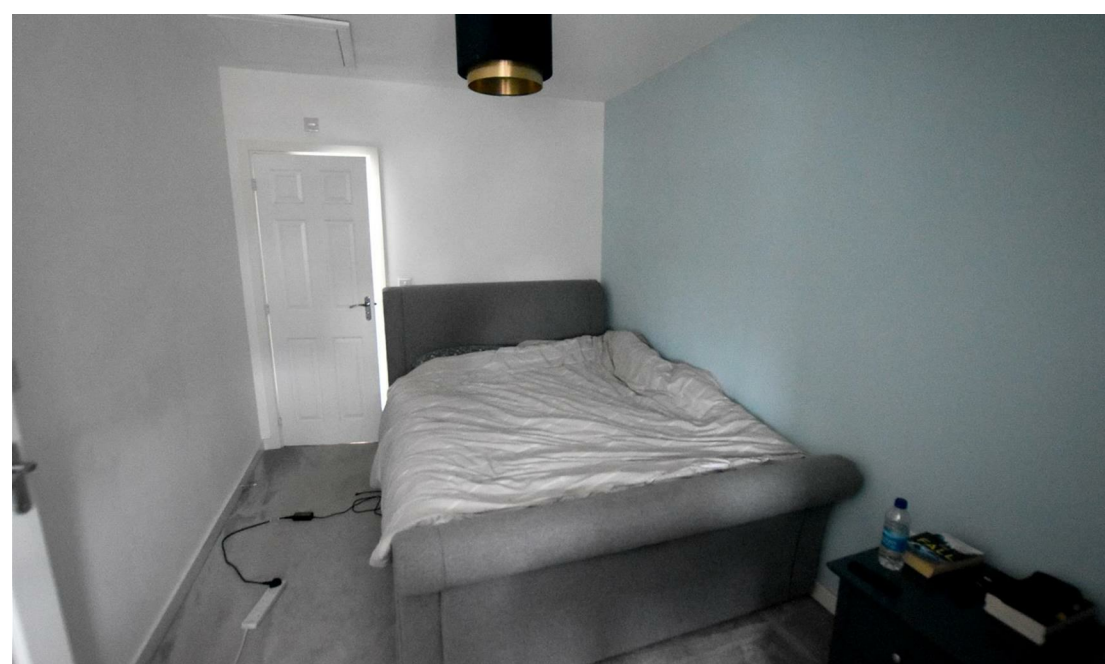
- POPULAR LOCATION
- GOOD CATCHMENT AREA FOR GOOD PERFORMING SCHOOLS
- TWO BATHROOMS
- DRIVEWAY TO THE FRONT
- COUNCIL TAX BAND C
- VIEWING ADVISED
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- EPC RATING B
- 83 SQUARE METRES

A well presented three bedroom, three storey property situated on a popular Eaton Place development located just off Higham Lane, built by Persimmon Homes. Providing good catchment area for Higham Lane School and all local amenities. NHBC guarantees remaining on the property. The property comprises: Lounge, kitchen / diner, cloakroom, two double bedrooms and family bathroom to the first floor and master bedroom and en-suite shower room to the second floor. Two parking spaces and low maintenance rear garden. Viewing highly recommended



Price: £245,000







Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		97
(81-91) B	85	
(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	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO2 emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO2 emissions		
England & Wales	EU Directive 2002/91/EC	



Galba Avenue Nuneaton CV11 6ZL

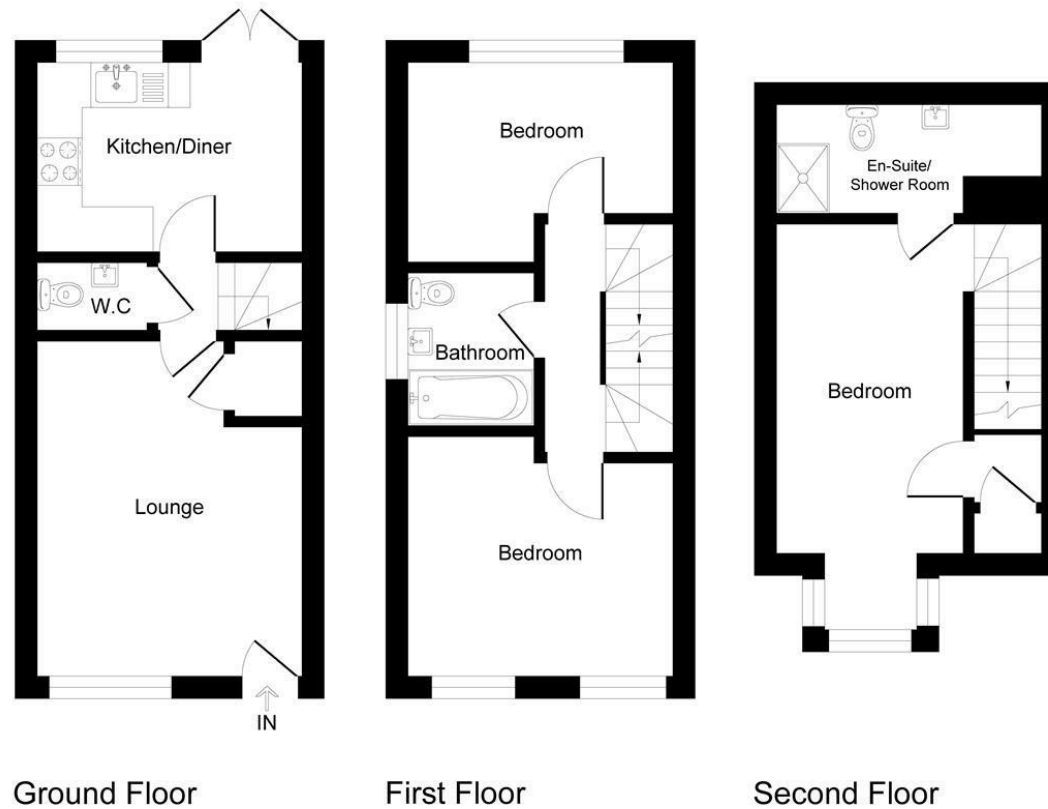


Illustration for identification purposes only, measurements are approximate, not to scale.

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