



Galba Avenue, Nuneaton

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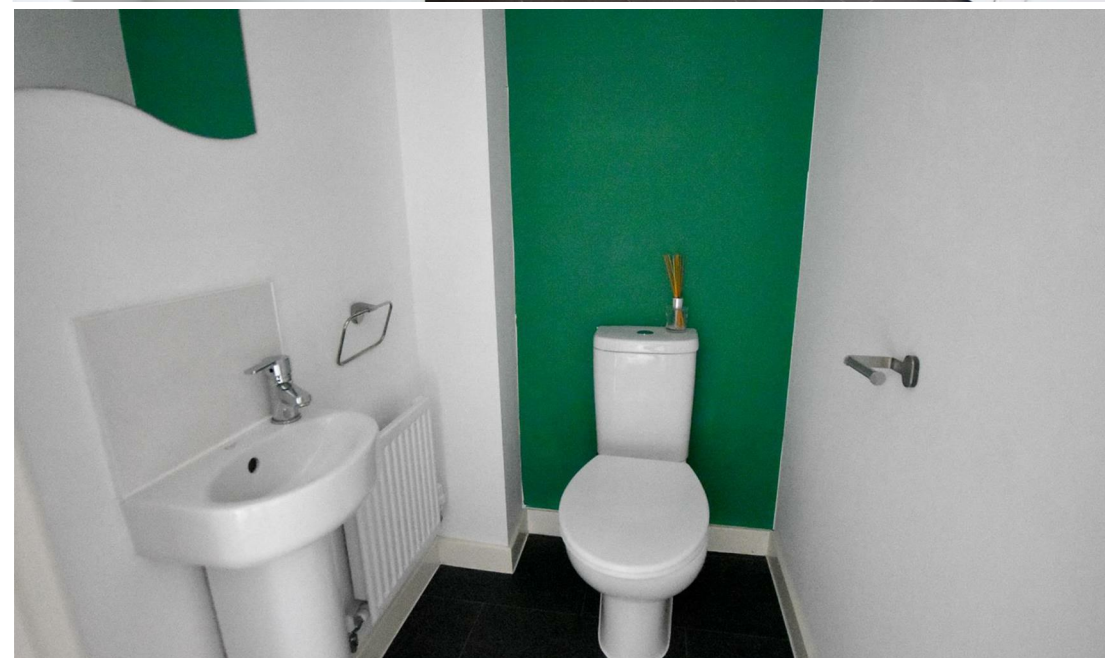
- POPULAR LOCATION
- OFFERED WITH NO UPWARD CHAIN
- TWO BATHROOMS
- DRIVEWAY TO THE FRONT
- COUNCIL TAX BAND C
- VIEWING ADVISED
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- EPC RATING B
- 83 SQUARE METRES

#### OFFERED WITH NO UPWARD CHAIN

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                                 | 85      | 97                                                                                                          |
| (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  |

| Environmental Impact (CO <sub>2</sub> ) 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

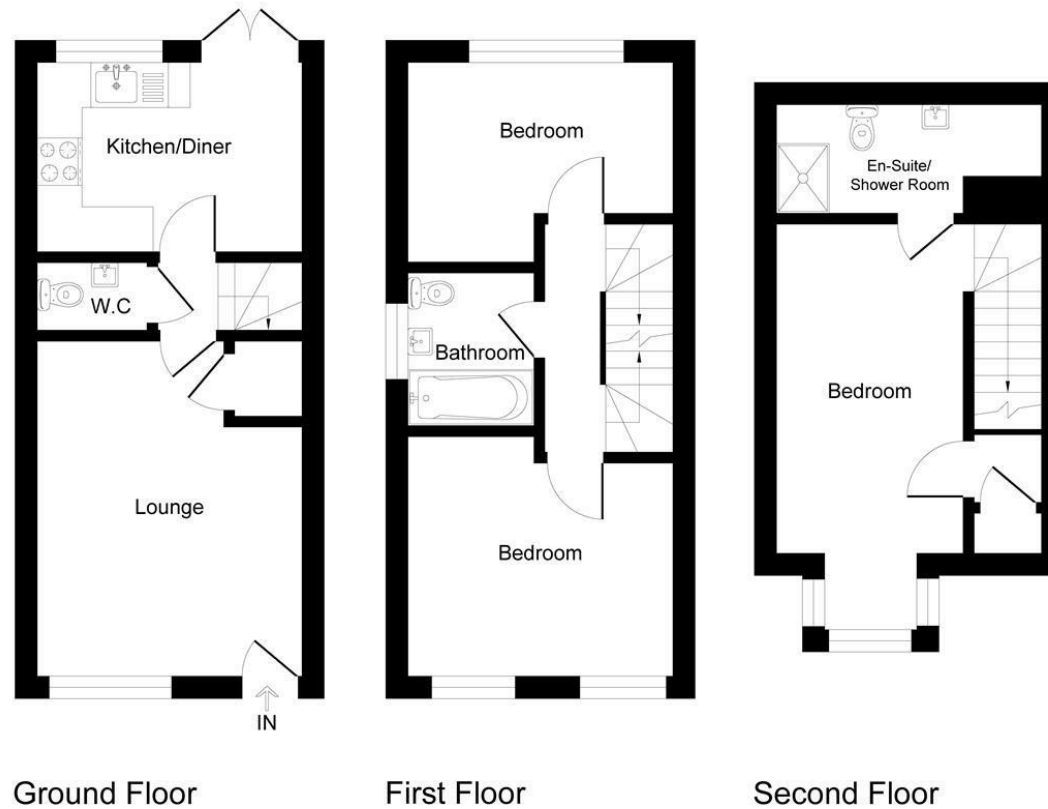


Illustration for identification purposes only, measurements are approximate, not to scale.

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