

11 Orchard Close Nuneaton CV10 0NE



SE Properties are delighted to bring to market this fresh three bedroom terraced home. Situated in Hartshill area of Nuneaton, in a private location this is not to be missed!

The property briefly comprises; downstairs lounge leading to the spacious kitchen with an open style entrance leading to the back dining area, letting in plenty of daylight; the dining area has French doors leading to the decking in the rear garden; to the first floor we have two double bedrooms; one single bedroom and a family bathroom.

This property is close to local amenities and schools and just a short 9 minute car journey into the town.

Offer Over £179,500



SE. Properties
EST 1995

02476 343 683

Lounge
12'0" x 10'5"



Bedroom 1
13'11" x 9'4"



Bedroom 2
11'11" x 9'4"



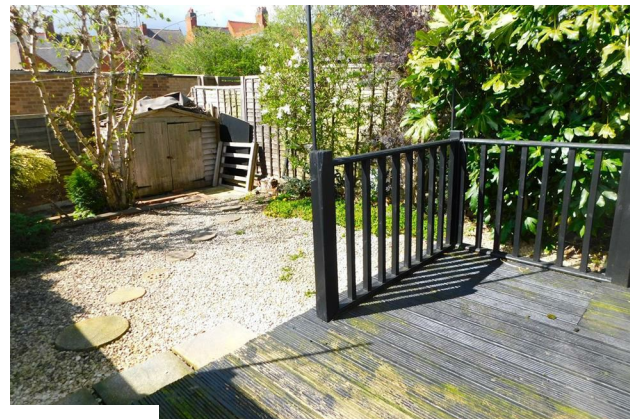
Kitchen
15'7" x 8'7"



Bedroom 3
7'5" x 6'3"



Dining Area
15'7" x 8'7"



Garden

Important Note:

'We must inform all prospective purchasers that the measurements are taken by an electronic tape and are provided as a guide only, they should not be used as used as accurate measurements. We have not tested any mains services, gas or electric appliances or fixtures and fittings mentioned in these details, therefore, prospective purchasers should satisfy themselves before committing to purchase. Intending purchasers must satisfy themselves by inspection or otherwise to the correctness of this statement contained in these particulars. SE Properties (nor any person in their employment) has any authority to make and representation or warranty in relation to the property.'

GROUND FLOOR
405 sq ft. (37.6 sq m.) approx.



1ST FLOOR
405 sq ft. (37.6 sq m.) approx.



TOTAL FLOOR AREA: 810 sq ft. (75.2 sq m.) approx.
We strongly advise that buyers should always check the accuracy of the above measurements before proceeding with any purchase. Measurements are provided as a guide only and should not be used as a basis for any legal proceedings. They are not intended to be used as a basis for any legal proceedings. Measurements are provided as a guide only and should not be used as a basis for any legal proceedings. Measurements are provided as a guide only and should not be used as a basis for any legal proceedings.

Energy Efficiency Rating	Current	Potential
Very energy efficient - Super-saving code		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - Higher saving code		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating	Current	Potential
Very environmentally friendly - Lower CO ₂ emissions		
(92-101) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - Higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

