



## **4 Melfort Close, Nuneaton, CV10 9TA**

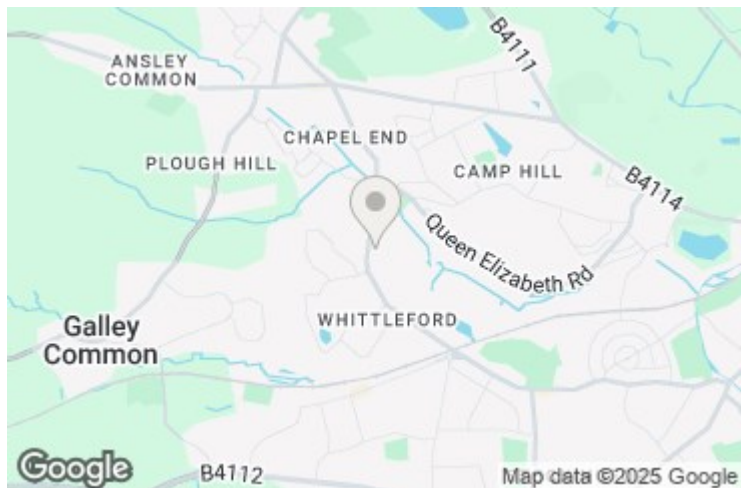
**£895 Per Month**

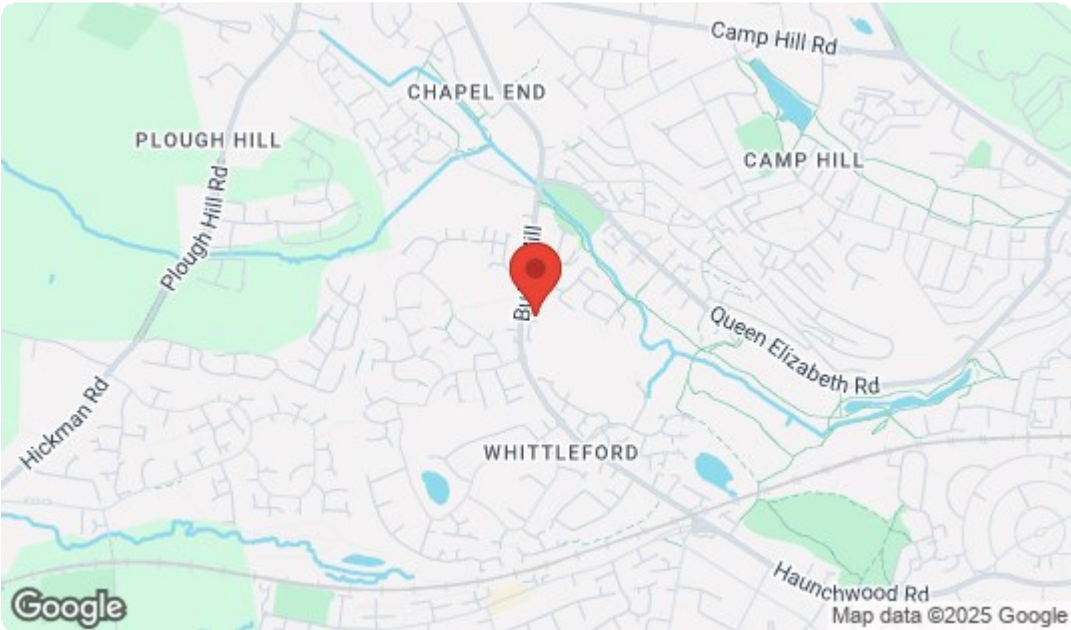
S.E Properties are pleased to bring to market this well presented modern mid terrace house located in the Stockingford area of Nuneaton. Viewing is highly recommended.

Newly refurbished throughout, with two bedrooms, family bathroom, lounge area and new fitted kitchen, also benefitting from a private driveway for two cars and an enclosed rear garden.

Council Tax Band B  
EPC Grade C

Available now.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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 CO <sub>2</sub> 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 CO <sub>2</sub> emissions		
England & Wales		EU Directive 2002/91/EC

63-65 Regent Street, Nuneaton, CV11 4BL  
T. 02476343683 F. 02476371939 E. sally@seproperties.co.uk  
PROPRIETOR - Sally A Ellis (DIP RLM)  
VAT Reg No: 233 3230 52 Company No: 09803013