



7 Addison Close, Nuneaton, CV10 9RD

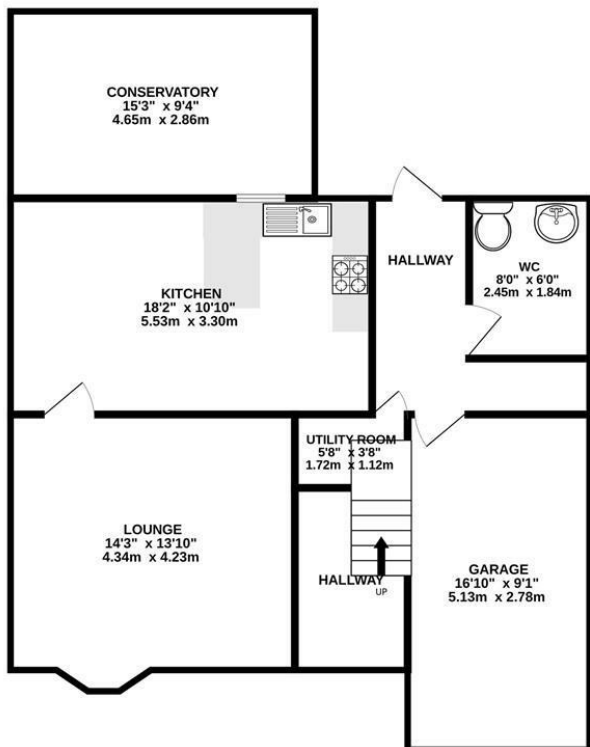
£1,400 PCM

SE Properties are delighted to offer this well presented four bedroom detached family home situated on this ever popular development of Galley Common, Nuneaton. In brief this property comprises of entrance hallway, spacious lounge with a beautiful bay window allowing plenty of natural light through to the evening, open plan Fitted kitchen/diner/breakfast area which benefits from a glass conservatory with bi-folding doors of which has been sympathetically chosen to compliment the aesthetics to the building and surroundings. Further to the ample kitchen, this property benefits from a downstairs WC, an internal door leading to the garage and back door leading to a secluded rear enclosed garden. To the first floor, you are greeted by a roomy landing, a bigger than average master bedroom with built in wardrobes and storage and three bedrooms that are benefited from a white three piece suite family bathroom.

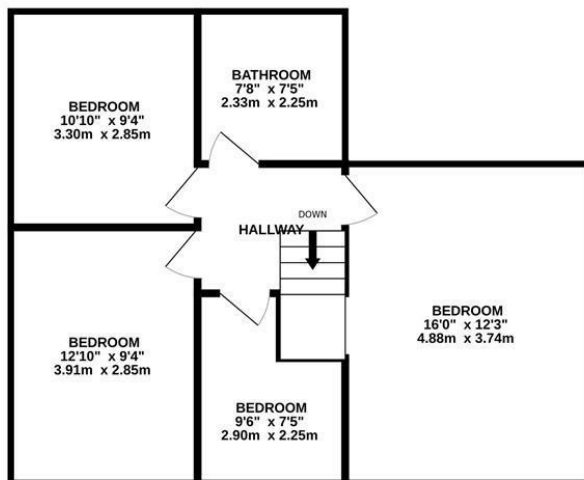
This property is further complimented by a driveway providing off road parking with side gated access to the rear private garden consisting of paved and lawned areas as well as gated access leading to the local park behind the property. In addition to this, this property also benefits from gas central heating, UPVC double glazing as well as being in a pleasant cul-de-sac location which is convenient for easy access to Nuneaton's town centre and all local amenities.



GROUND FLOOR
869 sq.ft. (80.8 sq.m.) approx.

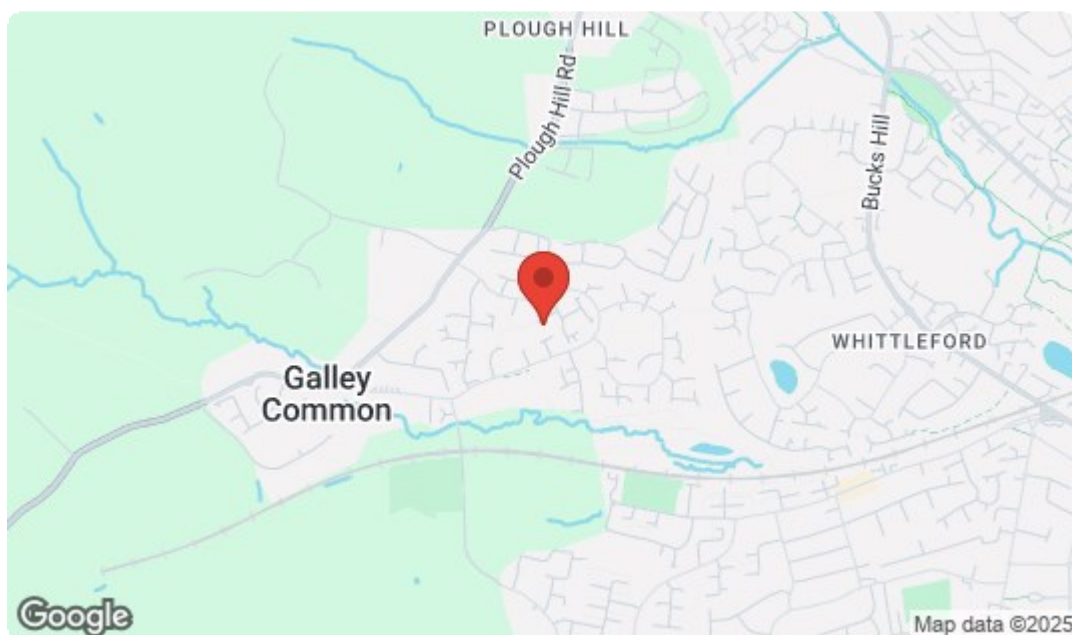


1ST FLOOR
593 sq.ft. (55.1 sq.m.) approx.



TOTAL FLOOR AREA : 1462 sq.ft. (135.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		76
(69-80) C		
(55-68) D	54	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

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