



## Malvern Avenue

, Nuneaton, CV10 8ND

**£1,200**



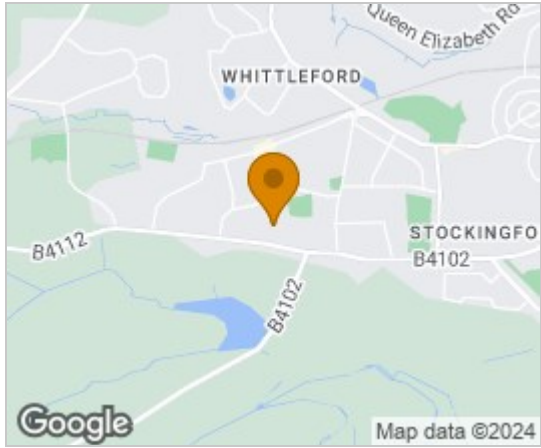
\*\*\*\* PLEASE READ IN FULL FOR INFORMATION ON THE AVAILABILITY DATE \*\*\*\*

Pointons are delighted to offer this immaculately presented family home, situated in a quiet cul-de-sac location, in the desired area of Church Farm, Nuneaton. This property briefly comprises of an entrance hall, lounge, dining room, conservatory, kitchen to include cooker / hob and fridge / freezer. To the first floor, three bedrooms, and a family bathroom, with a shower over the bath. Outside is a car port with lighting, a free standing garage, patio area, and lawned gardens, and to the front, a driveway. This property also benefits from gas central heating throughout, double glazing throughout, and is available for viewing immediately. The landlord strictly requests no pets and non smokers.

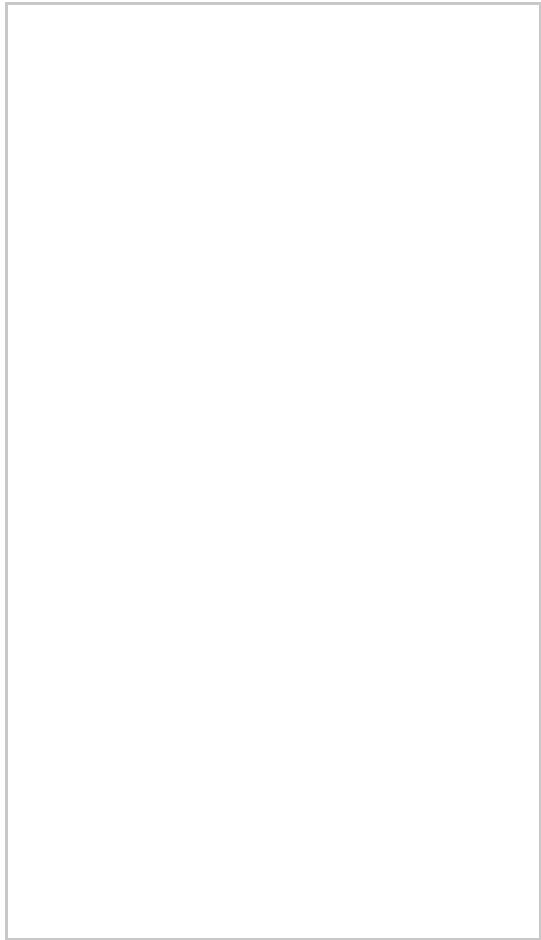
\*THIS PROPERTY IS TO BE VACANT UPON THE COMPLETION OF THE LANDLORDS ONWARD PURCHASE. EXPECTED DATE OF COMPLETION IS APPROXIMATELY BETWEEN 1ST JULY 2024 - 21ST JULY 2024\*



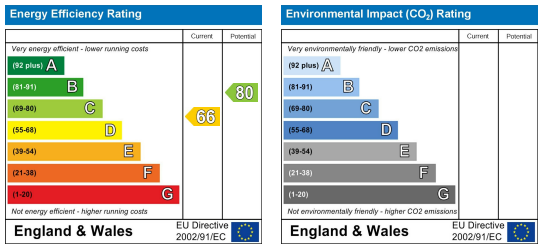
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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