



Rochester Close

Weavers Green, Nuneaton, CV11 5XL

£695 Per Month



Pointons offer the chance to rent this first floor maisonette located on a popular development known as Weavers Green located close to Nuneaton Town Centre, the train and bus station as well as other local amenities benefiting from double glazing and electric heating. In brief the accommodation comprises of; entrance hall, living room, kitchen, a double bedroom and a bathroom. To the front of the property is a driveway providing off-road parking. No Smokers, pets or individuals in receipt of housing benefit. Viewings are by strict appointment via the agent. EPC-C, C/T: A



Entrance Hall

Having entrance door & stairs off to the first floor.

Hall

Having electric storage heater, radiator & doors off to various rooms.

Living Room 10'4" x 14'2" (3.15m x 4.32m)

Double glazed window to side, TV point & telephone point.

Kitchen 10'3" x 5'7" (3.13m x 1.70m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer with taps, plumbing for washing machine, space for fridge/freezer and cooker, double glazed window to front & laminate flooring.

Bedroom 10'3" x 12'1" (3.12m x 3.68m)

Double glazed window to front & storage cupboard having hanging rail.

Bathroom

Fitted with three piece suite with panelled bath with shower over and taps, wash hand basin with taps and low-level WC & laminate flooring.

Outside

To the front of the property is a tarmaced driveway providing offroad parking & to the rear a patio area.

Lease Information

We are advised there are approximately 69 years remaining on the lease. A ground rent of £50 per annum & a service of £290 per annum.

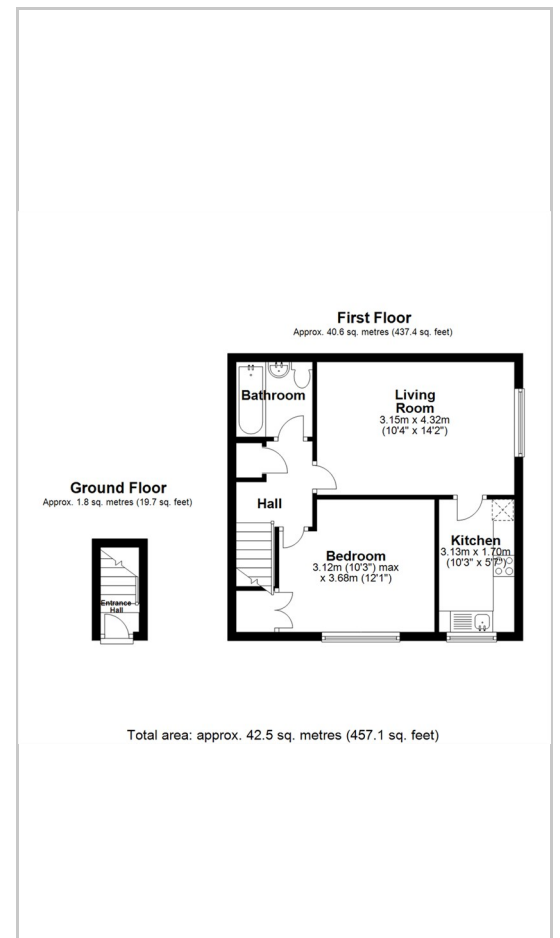
General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

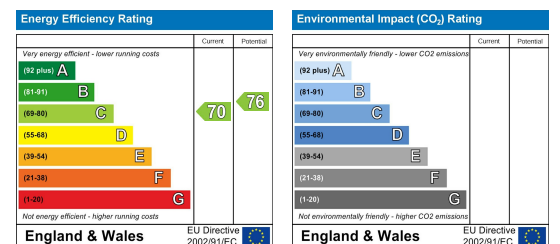
Area Map



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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