



Galba Avenue

Eaton Place, Off Higham Lane, Nuneaton, CV11 6ZL

£1,250 PCM



Nestled in the sought-after Eaton Place development, just off Higham Lane in Nuneaton, this nearly new end-terrace house offers a delightful blend of modern living and convenience. With three well-proportioned bedrooms, this property is perfect for families or professionals seeking a comfortable home. The spacious reception room provides an inviting space for relaxation and entertaining, while the two bathrooms ensure ample facilities for all residents.

The property boasts parking for two vehicles, a valuable feature in this popular area. The landlord is open to considering a small dog, subject to agreement and an additional cost, making it an ideal choice for pet owners. With an Energy Performance Certificate rating of B, this home is not only stylish but also energy-efficient, helping to keep utility costs manageable.

Situated within the catchment area for the highly regarded Higham Lane School, this location is particularly appealing for families prioritising education. The surrounding neighbourhood is vibrant and friendly, offering a sense of community while still being conveniently close to local amenities.

Please note that this property is not suitable for smokers, ensuring a clean and healthy living environment. With its modern features and prime location, this end-terrace house on Galba Avenue is a fantastic opportunity for those looking to settle in Nuneaton. Don't miss your chance to make this lovely house your new home.



Entrance

via double glazed door into:

Lounge 14'8" x 11'10" (4.46m x 3.60m)

Having entrance door, double glazed window front, storage cupboard, double radiator, laminate flooring, telephone point & TV point.

Hall

Having laminate flooring & stairs off to the first floor and door to:

WC

Fitted with two piece suite wash hand basin with mixer tap and low-level WC, radiator & laminate flooring.

Kitchen/Diner 7'8" x 11'10" (2.33m x 3.60m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl stainless steel sink unit with single drainer and mixer tap, plumbing for washing machine, space for fridge/freezer, fitted electric fan assisted oven, built-in four ring gas hob with pull out extractor hood over, double glazed window to rear, double radiator, laminate flooring & having double glazed French double doors into garden.

Landing

Having stairs off to second floor & doors off to various rooms.

Bedroom 10'5" x 11'10" (3.18m x 3.60m)

Having two double glazed windows & radiator.

Bedroom 8'10" x 11'10" (2.70m x 3.60m)

Having double glazed window to rear & radiator.

Bathroom

Fitted with three piece suite comprising of panelled bath with shower over, mixer tap and folding glass screen, wash hand basin with mixer tap and low-level WC, double glazed window to side, radiator & laminate flooring.

Staircase

Having storage cupboard & access to master bedroom.

Bedroom 16'10" x 8'4" (5.14m x 2.53m)

Having double glazed box window & radiator.

En-suite Shower Room

Fitted with three piece suite with tiled shower cubicle, wash hand basin with mixer tap and low-level WC, double radiator & laminate flooring.

Outside (Front)

To the front of the property is a driveway providing offroad parking for two cars.

Outside (Rear)

To the rear of the property is an enclosed garden having paved patio area leading onto a section of artificial grass with shrub borders.

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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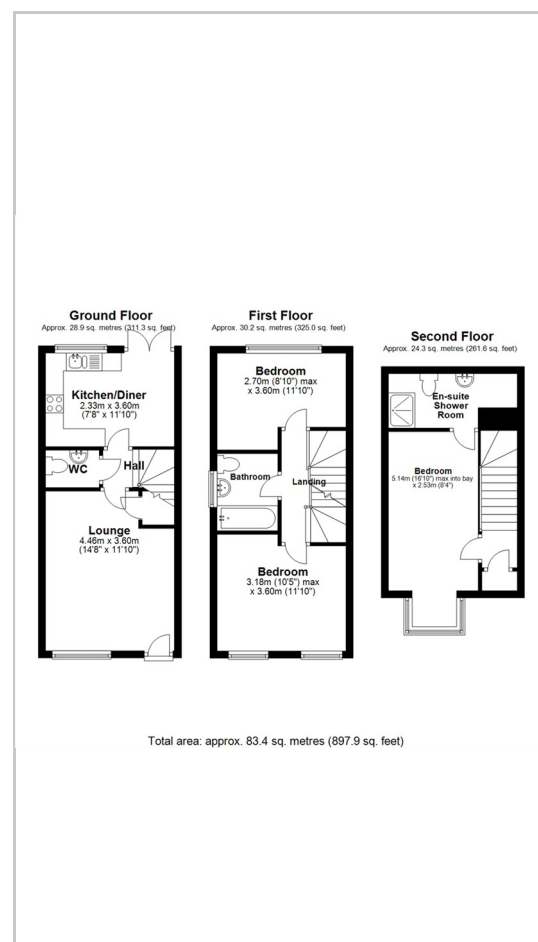
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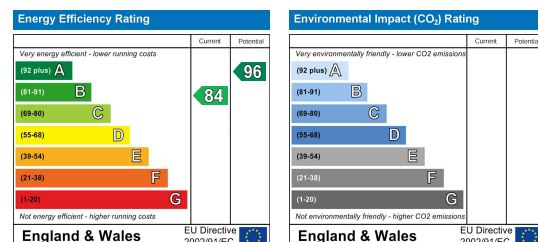
Area Map



Floor Plans



Energy Efficiency Graph



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