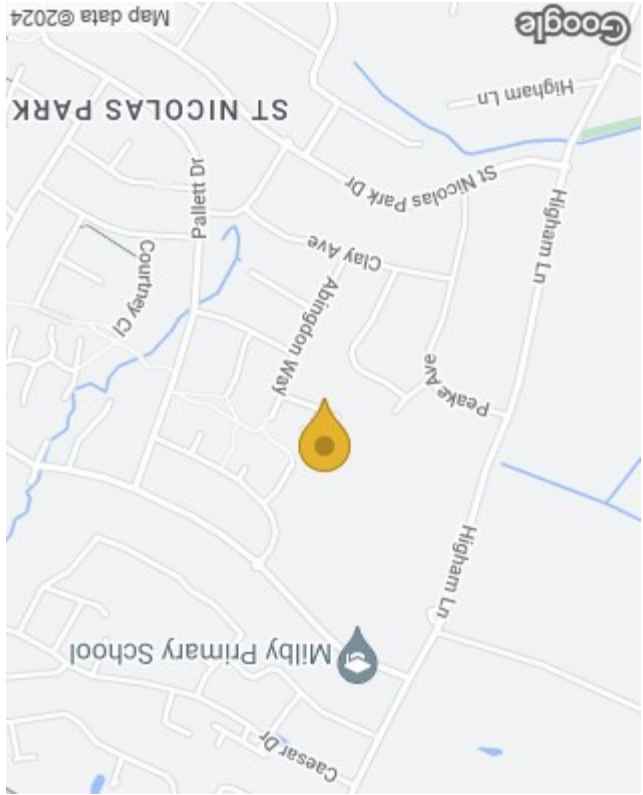


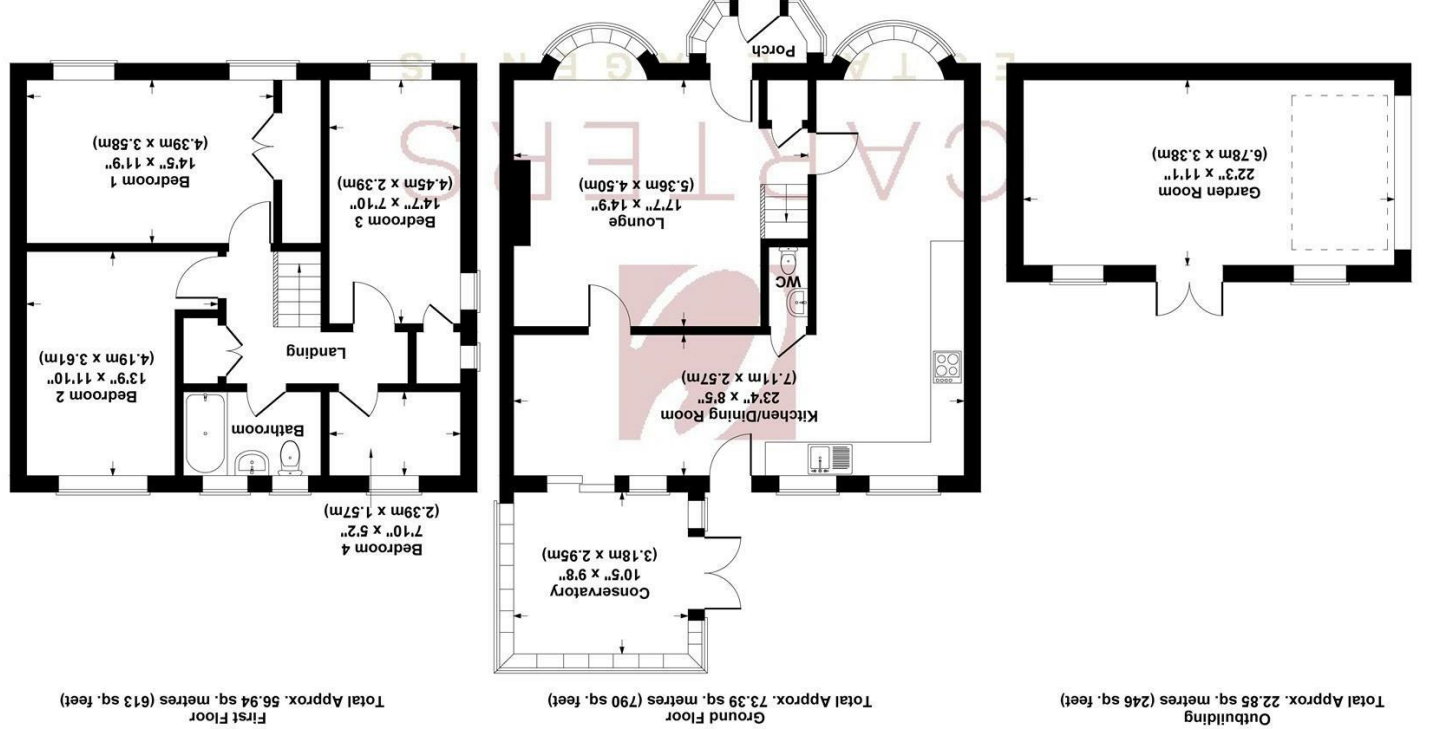
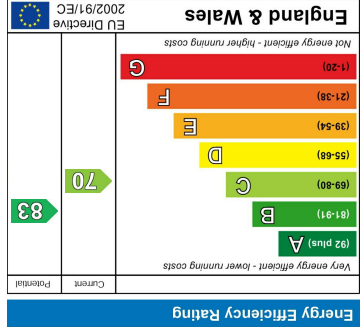
11 Oxford Close
Nuneaton, CV11 6HG
£1,400 PCM



Area Map



Energy Efficiency Graph



Oxford Close, Nuneaton, CV11 6HG
Total Approx. 153.19 sq. metres (1649 sq. feet)

Not to Scale. Produced by The Plan Portal 2024
For Illustrative Purposes Only.

Please contact our Nuneaton Office on 02476 388863 if you wish to arrange a viewing appointment for this property or require further information.

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.

11 Oxford Close

Nuneaton, CV11 6HG

An extended & spacious 4 bedroom semi detached property situated in a culdesac location on the desirable St Nicolas Park Estate & within the Higham Lane catchment area. The property benefits from double glazing, gas central heating & briefly comprises entrance porch, lounge with log burner, open plan kitchen/diner entertaining space with a range of matching fitted base and wall units, integrated washing machine, fridge/freezer, oven, hob & extractor with double doors leading to the conservatory. To the first floor there are 4 bedrooms all benefiting from built in storage, & the family bathroom. Outside to the front there is a driveway with ample parking & to the rear there is a garden which is both paved & lawned which extends down to the side with gated access from the front. There is a garden room at the rear of the garden which is currently set up as a cinema room. No pets. Council tax band D.

****RENT £1400 PCM** HOLDING DEPOSIT £323.00 ** SECURITY DEPOSIT £1615.00****



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.