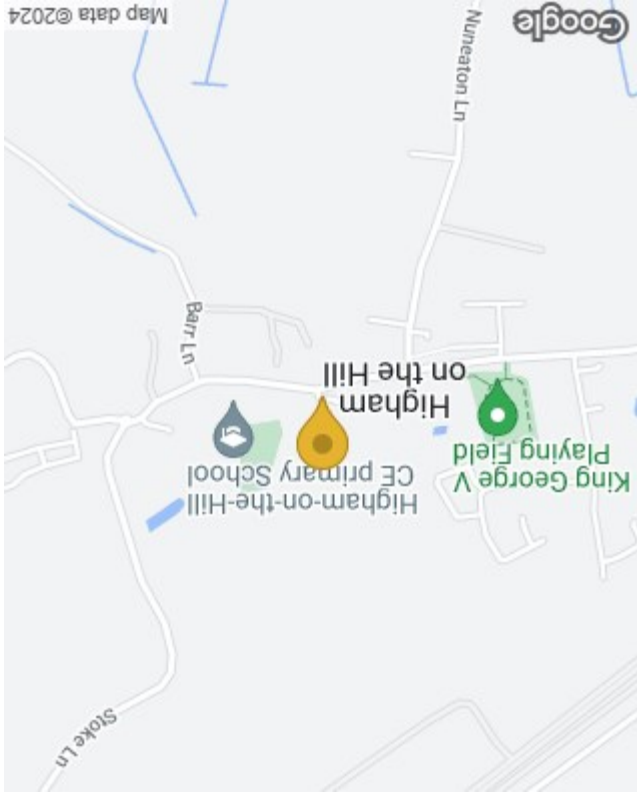


71 Main Street  
Nuneaton, CV13 6AH  
£1,000 PCM

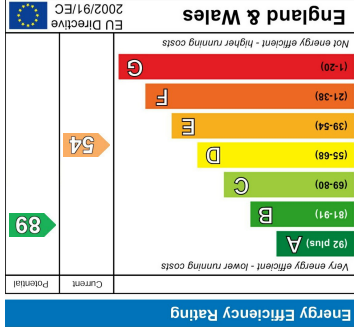
2 1 1 E



Area Map

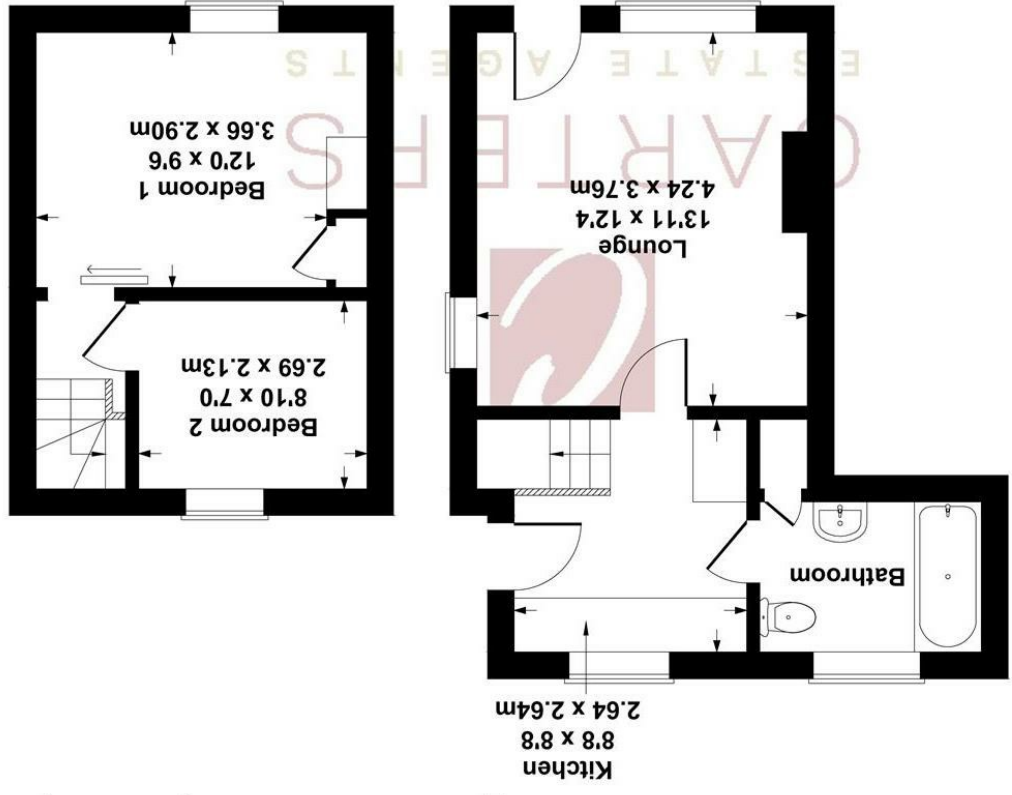


Energy Efficiency Graph



# Main Street, Higham-On-The Hill, CV13 6AH

Approximate Area = 522 sq ft / 48.4 sq m



GROUND FLOOR  
FIRST FLOOR  
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.

71 Main Street  
Nuneaton, CV13 6AH

Welcome to this charming end terraced house located on Main Street in the picturesque village of Higham-On-The-Hill, Nuneaton. The property benefits from gas central heating and double glazing & briefly comprises: living room with feature fireplace and log burning stove; modern fitted kitchen with a range of matching base units and integrated oven, hob & extractor; bathroom with white suite, vanity unit sink, electric shower over the bath and storage cupboard. To the first floor there are two double bedrooms, the main bedroom having built in storage. Externally there is one parking space to the side of the property and there is a garden which is accessed by a shared pathway. There are also two outhouses for storage.

The property is mains connected for electricity, sewerage & water. For Broadband and mobile coverage please refer to the Ofcom checker. EPC rating E. Council tax band B. No pets.

**\*\*RENT £1000.00 PCM \*\***  
**HOLDING DEPOSIT £230.00 \*\***  
**SECURITY DEPOSIT £1153.00\*\***



#### 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.