



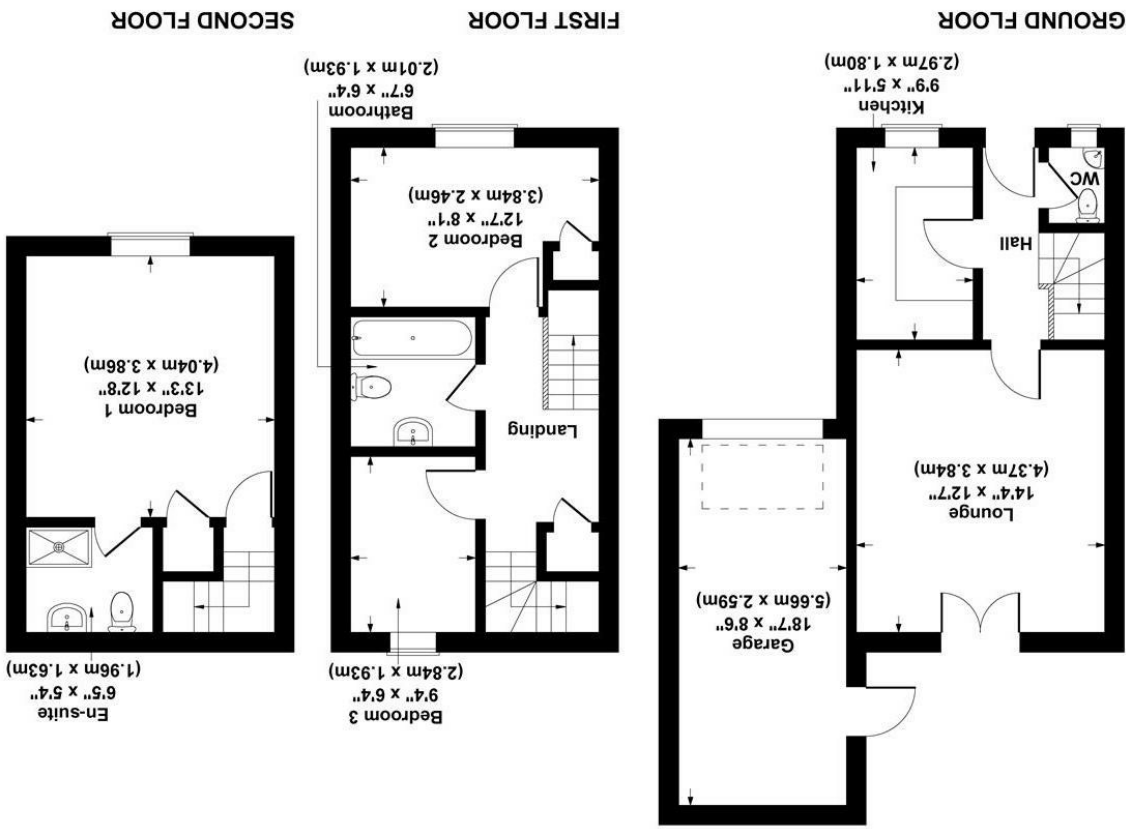
12 Bluebell Close  
Hartshill, CV10 0AU  
£1,100 PCM



Floor Plan

**Bluebell Close, Nuneaton, CV10 0AU**

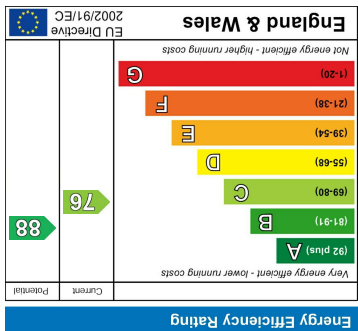
Approximate Area = 859 sq ft / 79.8 sq m  
Garage = 158 sq ft / 14.6 sq m  
Total = 1017 sq ft / 94.4 sq m



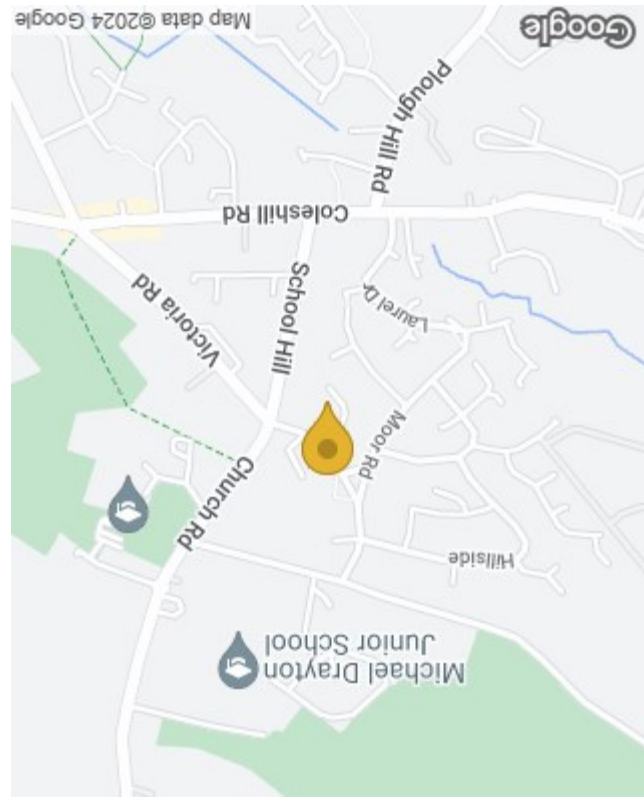
Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.

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.



Energy Efficiency Graph



Area Map

## 12 Bluebell Close

Hartshill, CV10 0AU

A well presented 3 bed semi detached house located in the popular Hartshill area of Nuneaton within walking distance to local schools and amenities and providing good access to Nuneaton town centre and local road & rail networks. The property is set over three storeys, benefits from gas central heating & double glazing & briefly comprises: entrance hallway; w.c; modern fitted kitchen with a range of matching base and wall units, integrated dishwasher, washing machine, oven, hob, extractor and fridge/freezer; good sized lounge with patio doors leading to the enclosed rear garden. To the first floor there is one double bedroom with storage cupboard; one single bedroom and the family bathroom with white suite, vanity unit and shower over the bath. To the second floor there is the main bedroom with storage cupboard, eaves storage and ensuite shower room.

Externally, at the front of the property, there is a driveway leading to the garage and shrubbed areas. To the rear there is an enclosed split level garden which is mainly laid to lawn and access to the garage.

EPC rating C. Council tax band C. The property is mains connected for water, sewerage & utilities. No Pets.



**\*\*RENT £1100.00 PCM \*\***  
**HOLDING DEPOSIT £253.00 \*\***  
**SECURITY DEPOSIT £1269.00\*\***

### 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.