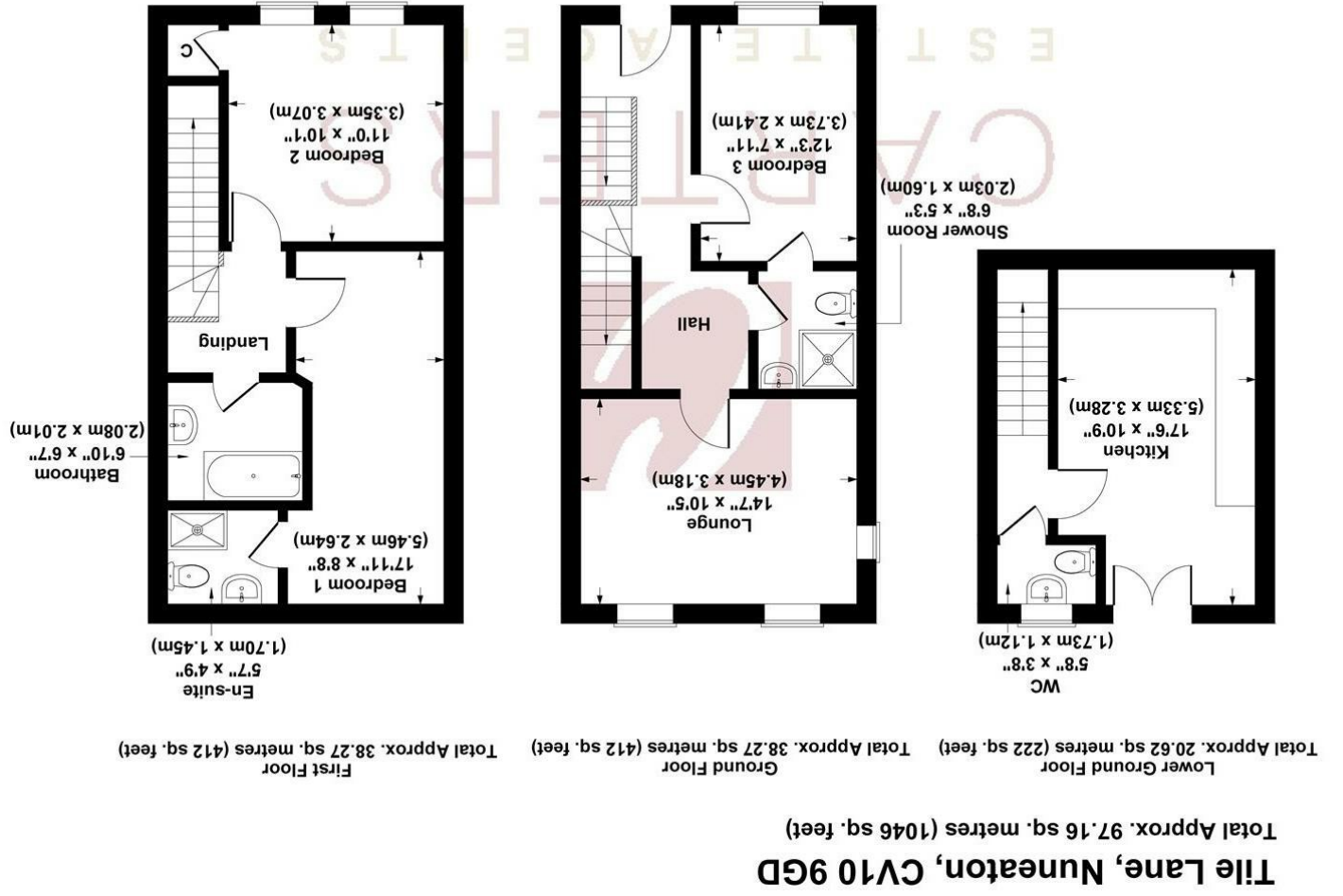


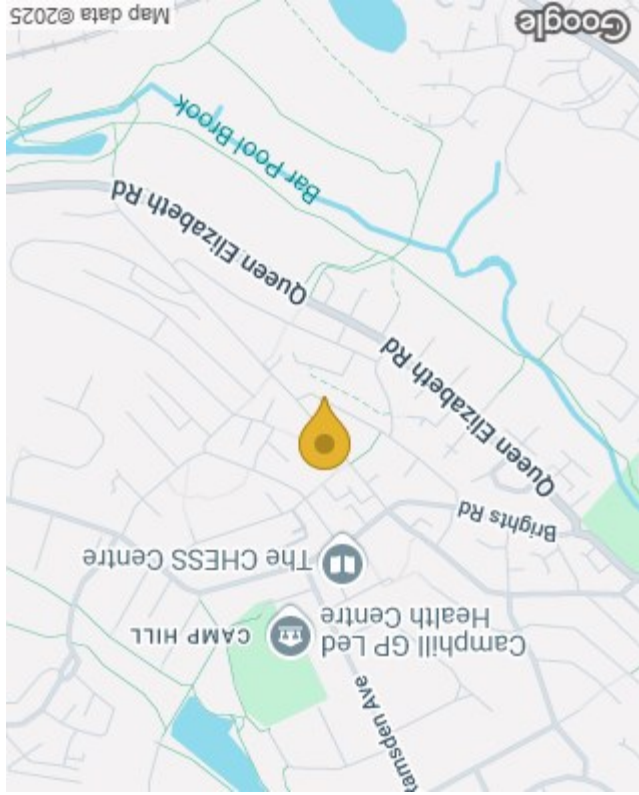
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

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

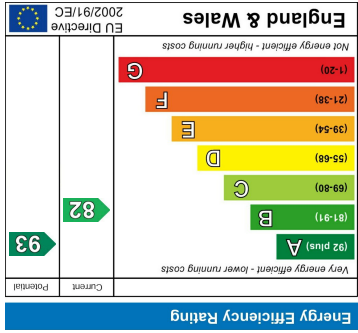
Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.



Floor Plan



Energy Efficiency Graph



26 Tile Lane  
 Nuneaton, CV10 9GD

£1,100 Per Calendar Month





26 Tile Lane

Nuneaton, CV10 9GD

A well presented three bedroom family home split over three floors and offering flexible living space. The property benefits from gas central heating & double glazing and briefly comprises: to the ground floor - entrance hallway with stairs leading to the lower ground and first floor; bedroom 3 with jack & jill shower room and a spacious lounge.

To the lower ground floor there is a good sized kitchen diner with a range of fitted matching base and wall units, built in oven, hob & extractor, integrated dishwasher, washing machine, fridge/freezer and patio doors leading to the enclosed rear garden. There is also a washroom with sink & wc.

To the first floor, there are two double bedrooms, the main bedroom having en-suite shower room and the family bathroom with white suite and shower over the bath.

Externally there is an enclosed garden to the rear which is mainly laid to lawn and parking to the side of the property. No pets. EPC rating B. Council tax band C.

**\*\*RENT £1100 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.