



TAILOR MADE
SALES & LETTINGS



This is a BILLS INCLUDED double bedroom To Let within a professional house share

2 Silken Court

Central Nuneaton, Nuneaton, CV11 5NN

£525 Per Month



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Property Overview

Tailor Made Sales & Lettings are pleased to bring to market this double room in a professional house share in central Nuneaton.

The rent is inclusive of council tax, utilities, water & high speed internet - subject to fair usage.

The property contains 4 sharing rooms, each with it's own bathroom, communal kitchen, lounge, w/c & rear garden.

Located conveniently for Nuneaton town centre & George Eliot Hospital, the property benefits from excellent local amenities & transport links.

The property is presented fully furnished, and is available from July 2024..

Front of Property

Located on a quiet road, offering bay parking.

Communal Hallway

Communal Hallway with doors to all principle ground floor rooms.

Communal Kitchen

Communal Kitchen with a selection of wall & floor units, dedicated cupboard space for room 4, oven, hob, fridge freezer & laundry facilities.

Communal Reception/Diner

Communal Reception & Dining Room, with sofa, coffee table, dining set & patio doors to the rear garden.

Communal W/C

Communal W/C to the ground floor.

Room 4

Double room with double built in wardrobes, bed, bedside table, radiator & window.

Off Suite Shower Room

Private, externally lockable off suite shower room adjoining to the room. With shower, sink & toilet.

Rear Garden

Rear Garden with lawned area and rear gated access.

Bills Inclusive

Bills inclusive, subject to fair usage. High speed internet, utilities, water & council tax.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not

constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

ABOUT US

Tailor Made Sales & Lettings is a family run business. The company is built on strong core values: a belief that an honest, reliable and efficient approach is essential in building trust and credibility. Tom Glancy, Director of Tailor Made Sales & Lettings, has 15 years Estate Agency experience and is a member of the NAEA, Property Ombudsman and Safe Agent giving all our clients and customers the guarantee that they are in safe hands.

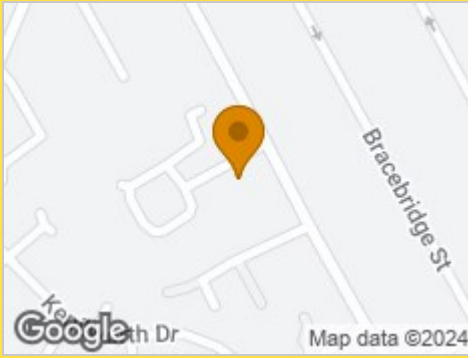
The business will not only offer all aspects of Estate Agency (including Sales, Lettings and Property Management) but will also provide invaluable advice and recommendations for Solicitors, Financial Advisors and Surveyors to support you and your family throughout the entire moving process. Tailor Made Sales & Lettings takes an innovative approach to the industry, offering a flexible and transparent fee structure. This gives you the opportunity to create

the best package for your individual requirements.

The internet has transformed the way we search, sell and let properties. Present high street estate agents act as intermediaries, leading to colossal fees and commissions: you have every right to question whether this added cost is acceptable. We believe Tailor Made Sales & Lettings are different. Our unique approach will save you money, provide peace of mind and, most importantly, ease the stress of any move or letting.



Road Map



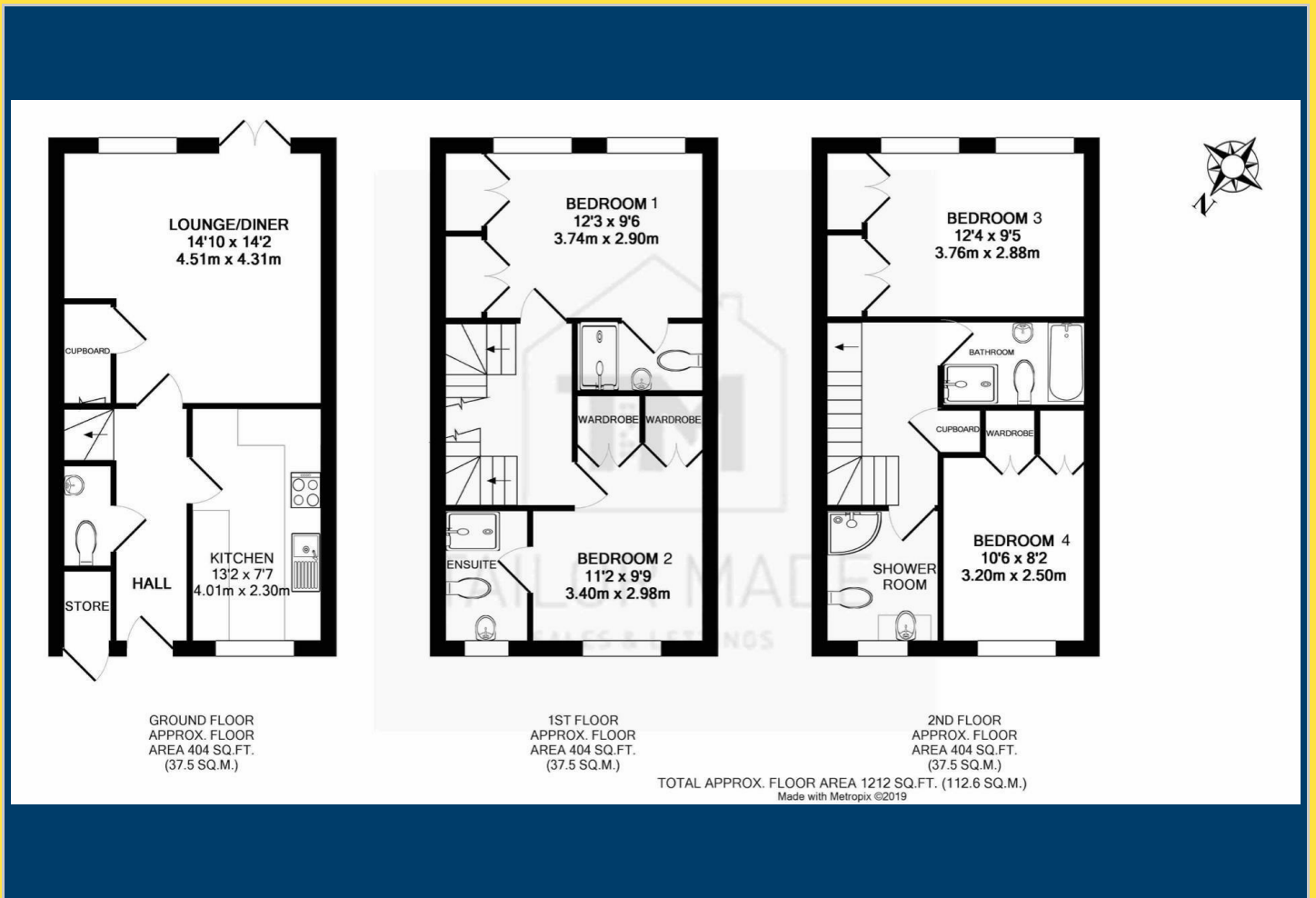
Hybrid Map



Terrain Map



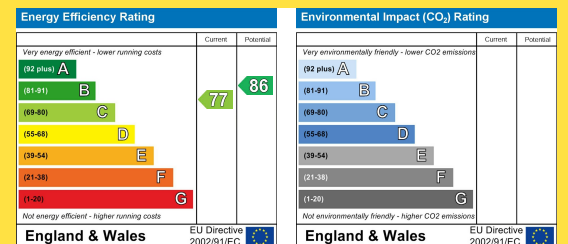
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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.