



## 6 Lomond Way, Nuneaton, CV10 9TG

**£895 Per Month**

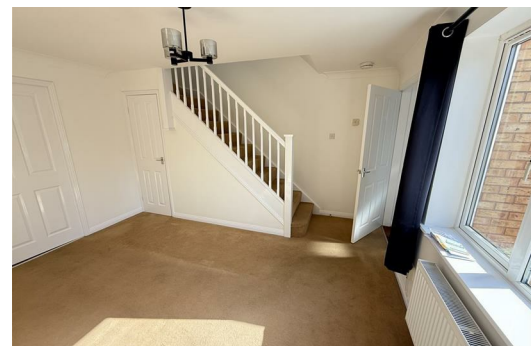
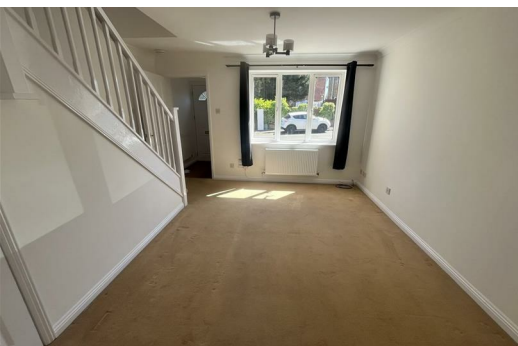
SE Properties are pleased to present this immaculately presented two-bedroom semi-detached property situated in the popular area of Stockingford, Nuneaton. Available to let NOW.


The property comprises an entrance hallway, spacious lounge, and a modern kitchen/diner with patio doors leading to an enclosed, low-maintenance rear garden.


To the first floor, there are two well-proportioned bedrooms - one double bedroom and one single bedroom and a family bathroom.

Further benefits include gas central heating, UPVC double glazing, and a driveway providing off-road parking for two vehicles.

Ideally located within easy reach of Nuneaton town centre, the property also offers excellent transport links to the A444 and M6 motorway, making it ideal for commuters.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	72	78
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
	69	75
EU Directive 2002/91/EC 		
<b>England &amp; Wales</b>		



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