



Gadsby Street, Attleborough Nuneaton CV11 4NZ £1,075 Per Calendar Month

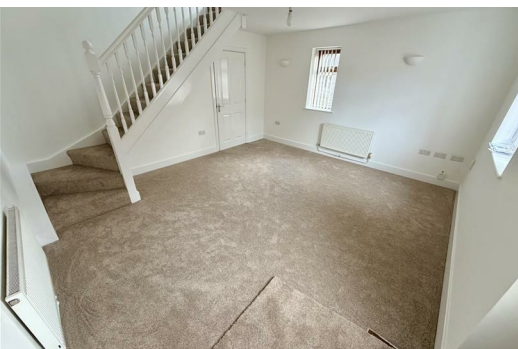
Welcome to this charming end mews house located on Gadsby Street in Nuneaton. This delightful property has recently undergone refurbishment, ensuring a fresh and modern living space for its new occupants.

The house features a well-proportioned reception room, perfect for relaxing or entertaining guests. With three comfortable bedrooms, there is ample space for families or those looking for extra room for guests or a home office. The bathroom is conveniently located and has been updated to meet contemporary standards.

One of the standout features of this property is the parking availability for two vehicles, providing ease and convenience for residents.

This home is available for immediate occupancy, subject to reference checks, making it an ideal choice for those looking to move in quickly. A deposit of £1269 is required.

In summary, this recently refurbished end mews house on Gadsby Street offers a perfect blend of comfort and modern living in a desirable location. Don't miss the opportunity to make this lovely property your new home.



Entrance

Double glazed entrance door leading into:

Lounge

13'7" x 15'1" (4.14m x 4.60m)

Double glazed window to front, double glazed window to side, two radiators, telephone point, TV point, wall lights, stairs to first floor landing with spindles, door to:

Kitchen/Dining Room

9'10" x 21'3" (2.99m x 6.48m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl sink unit with drainer, mixer tap and tiled splashbacks, plumbing for washing machine, electric fan assisted oven, electric induction hob, extractor hood, two double glazed windows to rear, radiator, TV point, sunken ceiling spotlights, double glazed doors to garden and further door to:

Cloakroom

Obscure double glazed window to front, two piece suite comprising, pedestal wash hand basin with mixer tap, low-level WC and extractor fan, tiled splashback, radiator.

Landing

Obscure double glazed window to side, radiator, access to loft space, doors to:

Bedroom

10'0" x 12'9" (3.05m x 3.89m)

Two double glazed windows to front, radiator.

Storage

Bedroom

9'10" x 11'11" (3.00m x 3.62m)

Double glazed window to rear, radiator.

Bedroom

9'11" x 9'6" (3.01m x 2.89m)

Double glazed window to rear, radiator, TV point, door to:

Storage

Wall mounted concealed combination boiler serving heating system and domestic hot water.

Bathroom

Fitted with three piece suite comprising panelled bath with shower over and glass screen, pedestal wash hand basin with mixer tap and low-level WC, heated towel rail, obscure double glazed window to front.

Outside

To the rear is an enclosed garden area being easy to maintain, side pedestrian gated access leadin to the front where there is a blockpaved driveway.

General Information

Please Note: Council tax is payable to Nuneaton & Bedworth Borough Council and is band A. A deposit is payable £1269. Viewing is by prior appointment. To apply for this property, one weeks worth of rent will be required as security, further information of this will be found in our tenants terms and conditions.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(82 plus) A		(82 plus) A	
(69-81) B		(69-81) B	
(55-68) C		(55-68) C	
(39-54) D		(39-54) D	
(21-38) E		(21-38) E	
(13-20) F		(13-20) F	
(1-12) G		(1-12) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	75		
	62		
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	

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