



## Norman Avenue

Nuneaton, Warwickshire, CV11 5NX

**£925 PCM**



Nestled in the charming area of Norman Avenue, Nuneaton, this delightful house presents an excellent opportunity for families and individuals alike. With three well-proportioned bedrooms, this property offers ample space for comfortable living. The two inviting reception rooms provide versatile areas that can be tailored to your needs, whether for relaxation, entertaining guests, or creating a home office.

The house features a well-appointed bathroom, ensuring convenience for all residents. The property is classified under Council Tax Band B, making it an affordable option for those looking to settle in this vibrant community. Additionally, the Energy Performance Certificate (EPC) rating of D indicates a reasonable level of energy efficiency, which can help keep utility costs manageable.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an ideal choice for families. The surrounding area boasts a welcoming atmosphere, perfect for enjoying leisurely strolls or engaging with the community.

In summary, this property on Norman Avenue is a wonderful opportunity for anyone seeking a comfortable and spacious home in Nuneaton. With its appealing features and prime location, it is sure to attract interest from prospective buyers and renters alike. Do not miss the chance to make this house your new home.



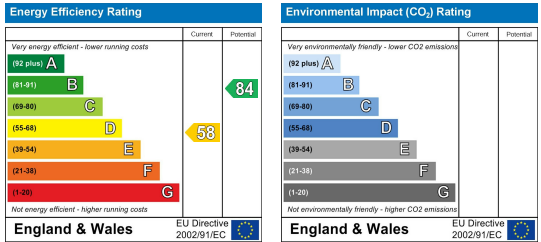
## Area Map



## Floor Plans



## 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.

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