





# 13 EDEN COURT

## NUNEATON, CV10 9AG

## £1,175 PER MONTH

Well presented three bedroom semi detached house in this popular location with good local amenities and transport links. With double glazing and central heating, the spacious accommodation briefly comprises; entrance hall, good size lounge, fitted kitchen/dining room, cloaks/WC, to the first floor are three spacious bedrooms and family bathroom. Externally the property has low maintenance front and rear gardens, driveway parking and garage. Viewing advised, available Now, Un furnished

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• Three bedroom semi detached house • Well presented • Spacious lounge • Fitted kitchen/diner • Cloaks/WC • D/glazed & C/heating • Low maintenance gardens • Garage & Driveway parking • Available now, un furnished





**Entrance hall**
With stairs rising to first floor and doors to;

**Lounge**
Double glazed window to front aspect, large under stair recess, door to;

**Kitchen/Diner**
Double glazed window and French doors to garden, fitted with a range of eye and base level units with work surfaces over, integral hob and oven with extractor canopy above.

**Cloakroom/WC**
With double glazed window to front aspect, wash basin and low level WC

**Landing**
With airing cupboard housing gas boiler.

**Bedroom One**
Double glazed window to rear aspect, built in double wardrobe.

**Bedroom Two**
Double glazed window to front aspect and built in storage cupboard/wardrobe

**Bedroom Three**
Double glazed window to rear aspect.

**Bathroom**
Fitted white suite with low level WC, wash basin and panelled bath with shower over and glazed screen, ceramic tiled wash areas and double glazed window.

**Front Garden**
There is a small low maintenance garden with shrubs and raised borders, drive way parking and gated access to rear garden

**Garage**
With up and over door and courtesy door to rear garden

**Rear Garden**
To the rear of the property is an enclosed low maintenance garden with paved patio, decked area and raised planting area. The garden is not directly over looked.

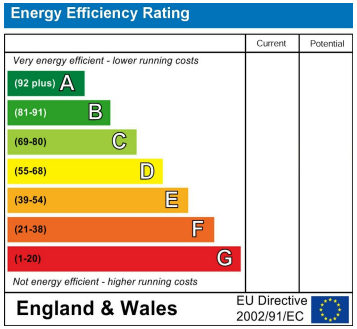
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## EPC Rating: Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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