



## 42 College Street, Nuneaton, CV10 7BG

**£625 Per Month**

REFURBISHED ROOM WITH PRIVATE BATHROOM IN SHARED ACCOMMODATION/ BILLS INCLUDED/ AVAILABLE NOW [AVAILABLE TO LET NOW.

SE Properties are pleased to present this furnished double room with its own private bathroom, situated within a well-presented three-bedroom shared property in College Street, Nuneaton.

The property comprises an entrance hallway, a modern fitted and equipped communal kitchen, together with a bright conservatory providing an additional communal living and dining space. Double glazing and gas central heating.

Located on the ground floor, the bedroom is comfortably furnished and benefits from its own private bathroom, offering greater privacy and convenience.

The room is furnished with:

- \* Double bed and mattress
- \* TV
- \* Desk and chair





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

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