



## 59 BOROUGH WAY

NUNEATON, CV11 5JD

£795 PCM

Well presented modern two bedroom ground floor canal side maisonette, with gas central heating and double glazing, the spacious property briefly comprises; entrance hall, spacious lounge, fitted kitchen, two spacious bedrooms and fitted bathroom. There are attractive communal grounds and one allocated parking space. Available now, un-furnished. Sadly no pets or smokers.



## 59 BOROUGH WAY

- Well presented canal side apartment
- Ground floor with own entrance
- Gas c/heating & double glazing
- Fitted kitchen
- Spacious lounge
- Popular & convenient location
- Available now
- 1 allocated parking space
- Attractive communal grounds
- EPC band C, Council tax band B, Deposit £915.00



### Entrance Hall

From double glazed door, further doors to;

### Lounge

Double glazed window to front aspect, television point and radiator

### Kitchen

Double glazed window to rear, fitted with a range of eye and base level units with work surfaces over, space for washing machine and fridge, integral gas hob with electric oven beneath and extractor above.

### Bedroom One

Double glazed window to front aspect and radiator.

### Bedroom Two

Double glazed window to rear aspect, radiator and built in storage cupboard.

### Bathroom

Fitted suite with low level WC, wash basin and panelled bath with shower over and glazed screen.

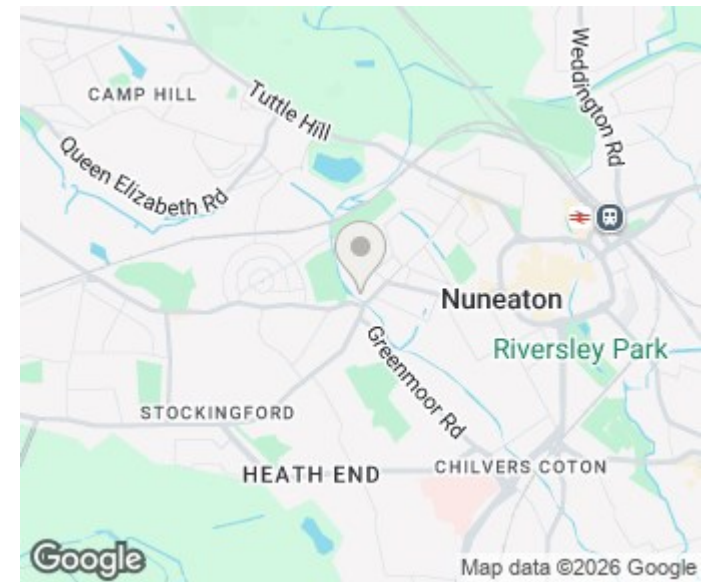
### Externally

The property has one allocated parking space, visitors spaces attractive grounds and footpath access to the canal



## 59 BOROUGH WAY





| Energy Efficiency Rating                    |                                                                                                             |           |
|---------------------------------------------|-------------------------------------------------------------------------------------------------------------|-----------|
|                                             | Current                                                                                                     | Potential |
| Very energy efficient - lower running costs |                                                                                                             |           |
| (92 plus) A                                 |                                                                                                             |           |
| (81-91) B                                   |                                                                                                             |           |
| (69-80) C                                   | 79                                                                                                          | 80        |
| (55-68) D                                   |                                                                                                             |           |
| (39-54) E                                   |                                                                                                             |           |
| (21-38) F                                   |                                                                                                             |           |
| (1-20) G                                    |                                                                                                             |           |
| Not energy efficient - higher running costs |                                                                                                             |           |
| England & Wales                             | EU Directive 2002/91/EC  |           |

**EPC Rating: C    Council Tax Band: B**

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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