



20 St Pauls Road, Nuneaton, CV10 8HN

£780 Per Month

THREE BEDROOM FAMILY HOME | KITCHEN/DINER | CONSERVATORY | 1.5 BATHROOMS | FRONT & REAR GARDENS

SE Properties are pleased to present this three-bedroom terraced home, situated on St Paul's Road, Nuneaton. Offering a conservatory and a spacious rear garden - ideal family home.

The property is entered via the entrance hallway, which provides access to a spacious living room featuring a chimney breast and fireplace,.

To the rear is a fitted kitchen/diner, offering a good range of wall and base units, worktop space, integrated oven, gas hob and extractor fan. The kitchen leads through to an additional conservatory, providing useful extra living or dining space and access towards the rear garden.

The ground floor also benefits from a separate WC and useful under-stairs storage.

To the first floor are three bedrooms, comprising one generously sized double bedroom and two smaller bedrooms, suitable for children, a home office, nursery or dressing room.

One of the bedrooms provides direct access to the spacious family bathroom, which is fitted with a white suite including a bath with shower over, wash hand basin and WC, and benefits from a window providing natural light and ventilation.

Externally, the property benefits from rear garden which includes a patio area and lawn, together with the added convenience of side-gate access.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	61	83
(81-91) B		
(69-80) C		
(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		

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		50	50
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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