



## 76 GRANBY ROAD NUNEATON, CV10 8EL

£800 PCM

Well presented and good size two bedroom ground floor maisonette in this popular and convenient location, close to local amenities and transport links. With gas central heating and double glazing the property briefly comprises; Entrance hall, good size lounge, re fitted kitchen, two bedrooms and re fitted bathroom. Externally there are shared gardens to front and rear and ample on road parking. Energy Band C, Council tax Band A, Deposit £950.00 Available now, un furnished, sorry no pets or smokers.



## 76 GRANBY ROAD

- Two bedroom ground floor flat
- D/glazing & Gas central heating
- Well presented
- Re fitted kitchen and bathroom
- Shared front and rear gardens
- Ample on road parking
- Available now
- Un furnished
- Sorry no pets or smokers



### Entrance hall

From double glazed door, doors to;

### Lounge

Double glazed window to front aspect, tv point and radiator.

### Kitchen

Double glazed window to rear aspect, re fitted with a range of eye and base level units, integral hob & oven.

### Bedroom One

Double glazed window to rear and radiator.

### Bedroom Two

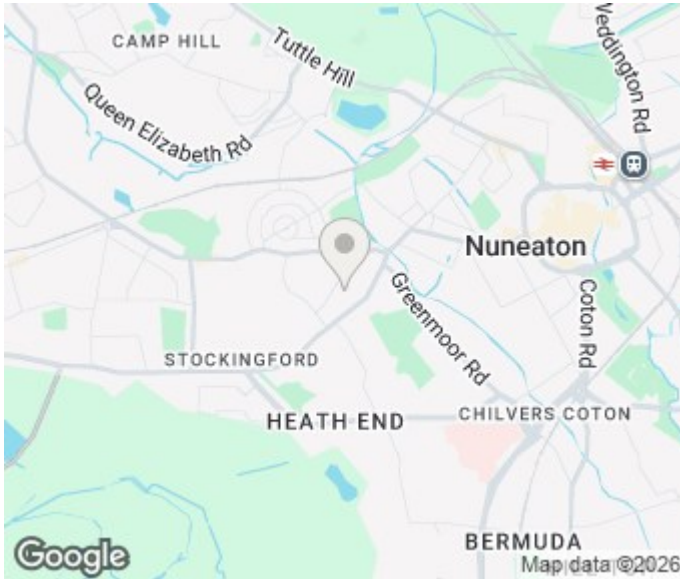
Double glazed window to front and radiator.


### Bathroom

Re fitted with white suite, low level WC, wash basin, panelled bath with shower over, easy clean splash proof walls.

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Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	76
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 	

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

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

Hinckley  
 Unit 1  
 The Regent Lancaster Road  
 Hinckley  
 Leicestershire  
 LE10 0AW

01455 886065  
 lettings@davispartners.co.uk  
 https://davispartners.co.uk/

