



42 College Street, Nuneaton, CV10 7BG

£625 Per Month

NEWLY REFURBISHED ROOM WITH PRIVATE BATHROOM | BILLS INCLUDED | MODERN HMO |
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
- * 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 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		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
EU Directive 2002/91/EC		
England & Wales		

63-65 Regent Street, Nuneaton, CV11 4BL
T. 02476343683 F. 02476371939 E. sally@seproperties.co.uk
PROPRIETOR - Sally A Ellis (DIP RLM)
VAT Reg No: 233 3230 52 Company No: 09803013