



9 Callendar Close, Nuneaton, CV11 6LU

£1,300 Per Month

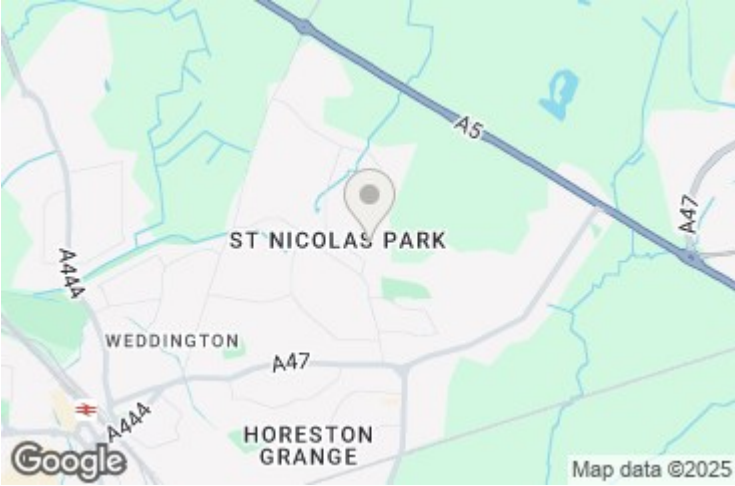
Presenting this neutrally decorated detached house, available to let in a sought after location well-served by local amenities, nearby schools, and attractive parks. This well-maintained property offers versatile living space ideal for families or professional tenants seeking comfort and convenience.

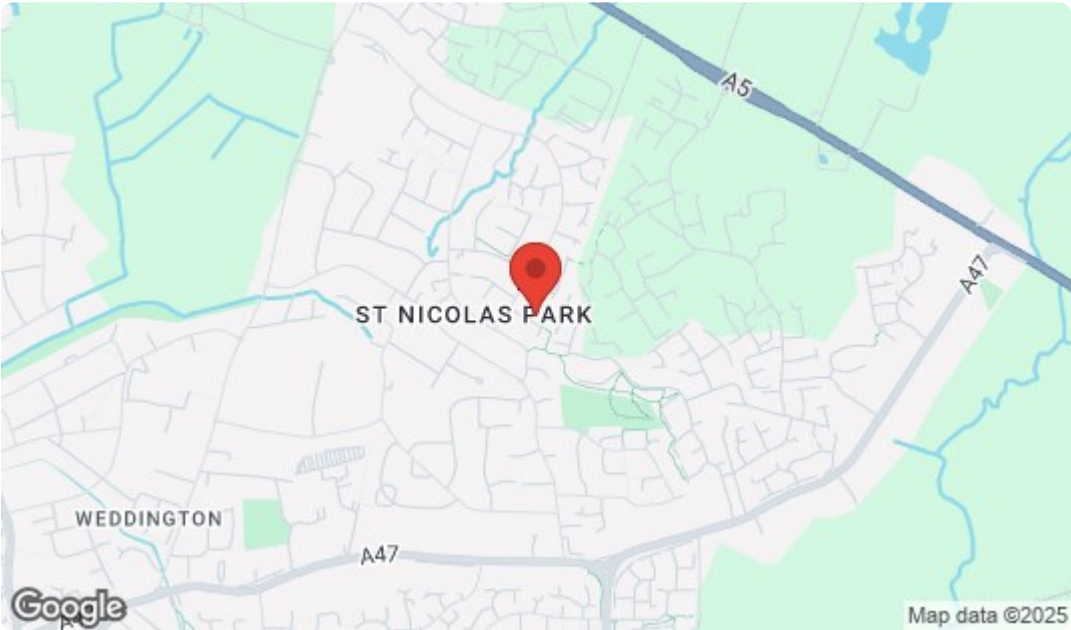
Upon entering, you are welcomed into a spacious reception room featuring a charming fireplace, providing a cosy space to relax or entertain guests. The property boasts a modern kitchen flooded with natural light, complete with dedicated dining space and a practical breakfast area, perfect for both everyday meals and social gatherings.

The home comprises three bedrooms, including a generously sized double primary bedroom with built-in wardrobes for excellent storage, a second comfortable double bedroom, and a well-proportioned single bedroom, offering flexibility for family living, a guest room, or a home office.

Completing the accommodation is a family bathroom, thoughtfully designed to suit daily needs. The property benefits from an Energy Performance Certificate (EPC) rating of C, demonstrating energy efficiency, and falls within council tax band C, ensuring manageable outgoings.

Set in an appealing neighbourhood with easy access to education, recreation, and shopping, this inviting house provides an ideal setting for a comfortable lifestyle. Early viewing is highly recommended.





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		

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