



## 9 Callendar Close, Nuneaton, CV11 6LU

**£1,200 Per Month**

SE Properties is pleased to present this 3-bedroom detached house in Nuneaton CV11. With garage, drive and back garden. Available to let NOW.  
Ideal for families and working professionals.

The home comprises spacious reception room featuring a charming fireplace, modern kitchen complete with dedicated dining space and a breakfast area, three bedrooms, including double primary bedroom with built-in wardrobes, a second comfortable double bedroom, and a well-proportioned single bedroom, offering flexibility for family living, a guest room, or a home office.

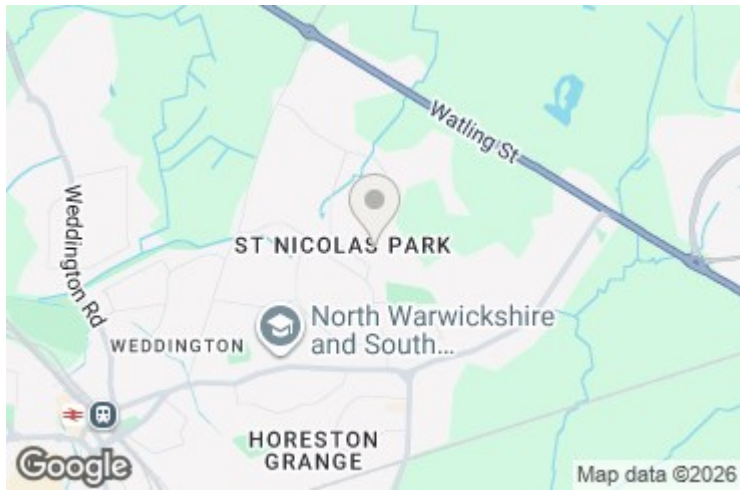
Family bathroom features shower over the bath and a window for natural light and ventilation.  
With UPVC double glazed and gas central heating and offering garage, drive and back garden.

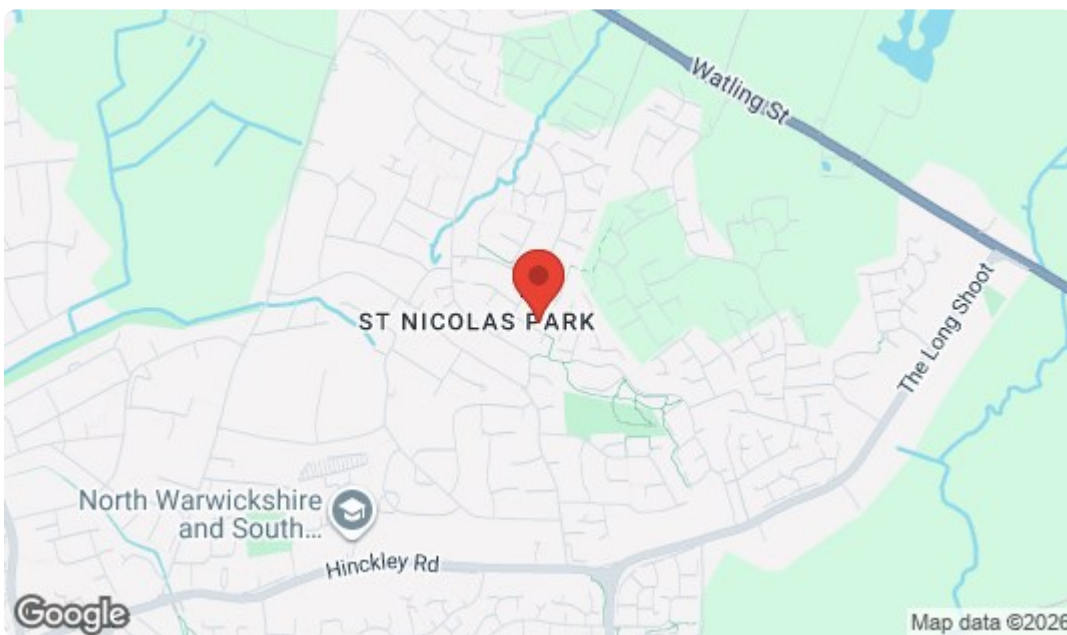
EPC rating: C  
Council Tax Band: C

Located close to local amenities and nearby schools.

Please contact us for further information or to book a viewing!

SE Properties - Trusted property experts since 1995 offering expert sales, lettings and property management across the Midlands. Personal service. Proven results.





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			
		71	
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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