



36 Middelburg Close, Nuneaton, CV11 6PZ

£1,450 Per Month

S.E. Properties are delighted to present this beautiful four-bedroom detached family home, in Middelburg Close, Nuneaton available to let from Mid August.

Situated in the highly sought-after Middelburg Close, Nuneaton, this family home is presented in excellent condition throughout and is ready for its new occupants to move straight in. The ground floor comprises a welcoming entrance hall, a spacious living room, a convenient downstairs WC, and a modern open-plan kitchen/diner offering ample cupboard and worktop space.

From the living room, you can access the delightful conservatory overlooking the beautifully landscaped rear garden.

The first floor offers four well-proportioned bedrooms. The principal bedroom benefits from fitted wardrobes. There are two further double bedrooms, one comes with a modern en-suite shower room. The fourth single bedroom is ideal as a child's bedroom, nursery, dressing room or home office. A contemporary family bathroom serves the remaining bedrooms.

The property features a beautifully landscaped and enclosed rear garden. To the front, there is a private driveway providing off-road parking together with an integral garage. Further benefits include gas central heating and double glazing throughout.

EPC Rating: D
Council Tax Band: E

Contact S.E. Properties today to arrange your viewing.

Upon successful application, a holding deposit equivalent to one week's rent (£334.00) will be required. A security deposit equivalent to five weeks' rent will also be payable (£1670.00).

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		66
(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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