



129a Westbury Road, Nuneaton, CV10 8HH

£875 Per Month

SE Properties are pleased to present this freshly repainted and spacious three-bedroom family home situated on Westbury Road. Ideal for working professionals or small families. Available to let NOW. Upon entering the property, there is a small entrance hallway leading through to a spacious double living room. The room also benefits from two useful built-in storage cupboards, including a generous under-stairs cupboard with a window.

The fitted kitchen is equipped with a brand-new oven, together with a hob and extractor fan.

Also located on the ground floor is the family bathroom with the added convenience of a separate WC.

Upstairs, the property offers three bedrooms:

- A spacious main bedroom benefiting from its own en-suite WC and hand wash basin
- A further double bedroom
- A versatile third box room, ideal for use as a nursery, home office, dressing room or playroom

Outside you will find a beautiful and spacious rear garden and to the front of the property is an additional lawned garden.

Freshly repainted throughout, this spacious and versatile property is ready to welcome its new occupants and would make an excellent family home.

EPC Rating: D.

Council Tax Band: A





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	58	
(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		86
(81-91) B		
(69-80) C		
(55-68) D	52	
(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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