



## 145b Greenmoor Road, Nuneaton, CV10 7EN

**£900 Per Month**

S.E Properties are pleased to present this Three Bedroom Family Home in Greenmor Road, CV10 available to Let.

Situated in a popular residential location, this three-bedroom home is ideal for families or professional couples.

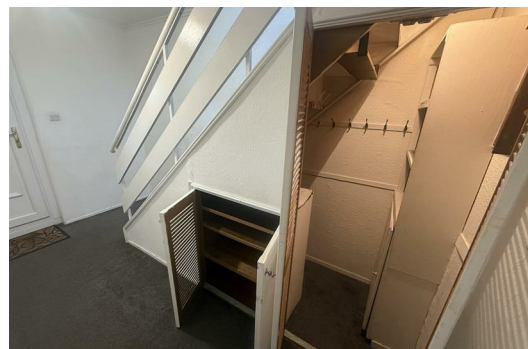
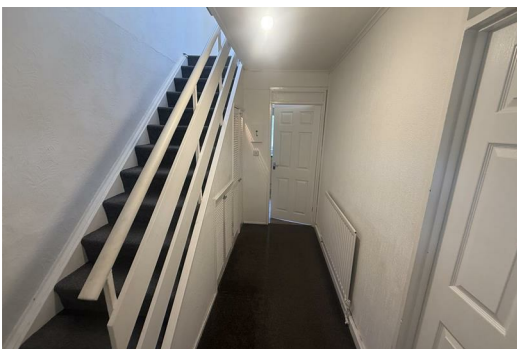
The ground floor comprises an entrance hall with built-in storage, a fitted kitchen/dining room, a spacious lounge, a useful utility area, and a guest cloakroom. To the first floor are three bedrooms, including two generous double bedrooms with built-in wardrobes and a third single bedroom, ideal as a nursery, home office or dressing room.

Spacious family bathroom features shower over the bath and a window for natural light and ventilation.

Externally, the property benefits from enclosed front and rear gardens.

With gas central heating and double glazing throughout.

EPC Rating of C



| Energy Efficiency Rating                                                                                                            |         |           |
|-------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                     | Current | Potential |
| Very energy efficient - lower running costs                                                                                         |         |           |
| (92 plus) <b>A</b>                                                                                                                  |         |           |
| (81-91) <b>B</b>                                                                                                                    |         |           |
| (69-80) <b>C</b>                                                                                                                    |         |           |
| (55-68) <b>D</b>                                                                                                                    |         |           |
| (39-54) <b>E</b>                                                                                                                    |         |           |
| (21-38) <b>F</b>                                                                                                                    |         |           |
| (1-20) <b>G</b>                                                                                                                     |         |           |
| Not energy efficient - higher running costs                                                                                         |         |           |
|                                                                                                                                     | 64      | 79        |
| England & Wales           EU Directive 2002/91/EC  |         |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                                                                                      |         |           |
|-------------------------------------------------------------------------------------------------------------------------------------|---------|-----------|
|                                                                                                                                     | Current | Potential |
| Very environmentally friendly - lower CO2 emissions                                                                                 |         |           |
| (92 plus) <b>A</b>                                                                                                                  |         |           |
| (81-91) <b>B</b>                                                                                                                    |         |           |
| (69-80) <b>C</b>                                                                                                                    |         |           |
| (55-68) <b>D</b>                                                                                                                    |         |           |
| (39-54) <b>E</b>                                                                                                                    |         |           |
| (21-38) <b>F</b>                                                                                                                    |         |           |
| (1-20) <b>G</b>                                                                                                                     |         |           |
| Not environmentally friendly - higher CO2 emissions                                                                                 |         |           |
|                                                                                                                                     | 61      | 77        |
| England & Wales           EU Directive 2002/91/EC  |         |           |



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