



Spruce Road

Nuneaton, Warwickshire, CV10 0LN

£850 PCM



Nestled in the charming area of Spruce Road, Nuneaton, this delightful two-bedroom house offers a perfect blend of comfort and convenience. With a well-designed layout, the property features a welcoming reception room that provides an ideal space for relaxation or entertaining guests.

The two bedrooms are generously sized, ensuring ample room for rest and personal space. The house boasts two bathrooms, which is a significant advantage for families or those who enjoy having extra facilities.

Situated in a pleasant neighbourhood, this property is well-connected to local amenities, making it an excellent choice for both first-time buyers and those looking to downsize. The council tax band B indicates a reasonable cost of living, while the energy performance certificate rating of C suggests that the home is energy-efficient, helping to keep utility bills manageable.

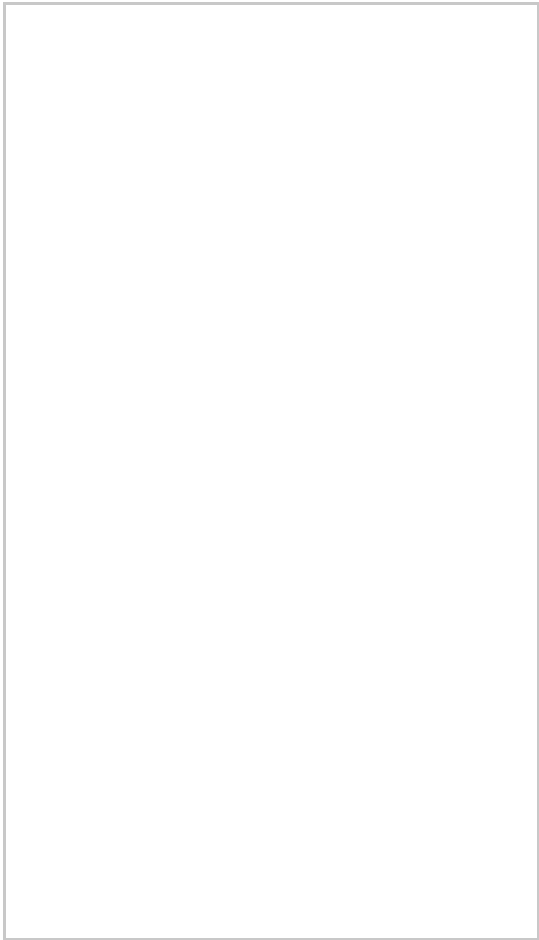
This house on Spruce Road is not just a place to live; it is a wonderful opportunity to create lasting memories in a welcoming community. Whether you are seeking a new home or an investment, this property is certainly worth considering.



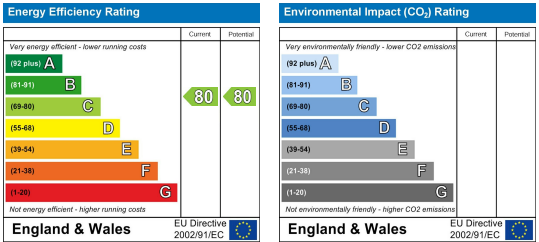
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

109 NEW UNION STREET
COVENTRY, CV1 2NT
coventry@pointons-group.com
024 7710 333
Company No: 7359350



BOND GATE CHAMBERS
NUNEATON, CV11 4AL
nuneaton@pointons-group.com
024 7637 3300
Company No: 6743033

74 LONG STREET
ATHERSTONE, CV9 1AU
atherstone@pointons-group.com
01827 711911
Company No: 81323250

www.pointons-group.com

VAT NO 742186125