



## Spruce Road

Nuneaton, Warwickshire, CV10 0LN

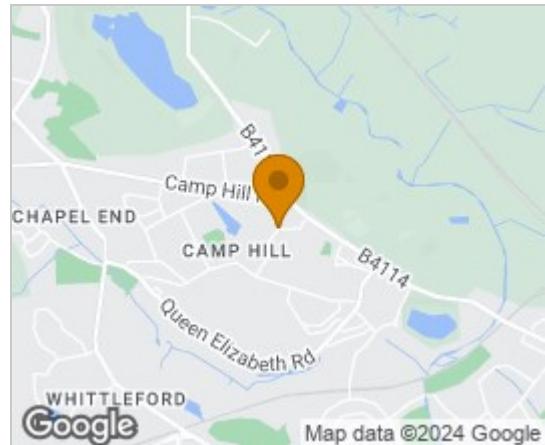
**£775 PCM**



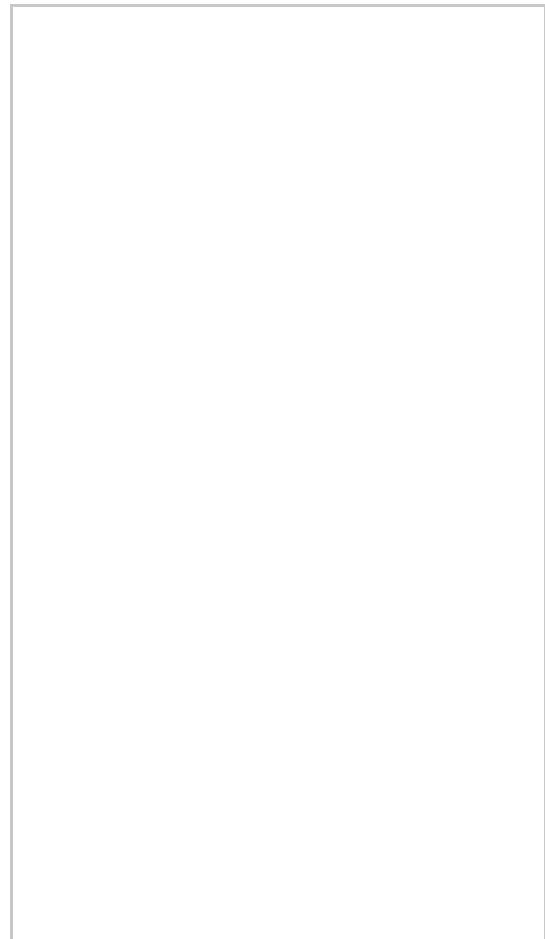
Pointons are delighted to offer this modern mid terraced house located on Spruce Road, Nuneaton. This property briefly comprises of an entrance hallway, downstairs wc, lounge diner, kitchen to include cooker and hob, two bedrooms with and a family bathroom. This property also benefits from gas central heating, double glazing throughout, rear garden and available UNFURNISHED. The landlord strictly requests no smokers



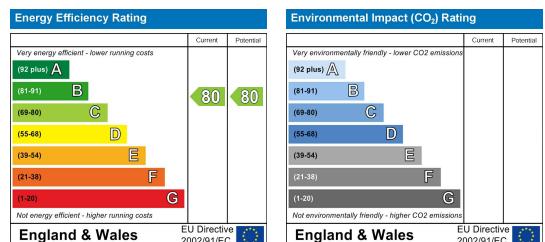
## Area Map



## 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](http://www.pointons-group.com)

VAT NO 742186125