



## Borough Way

Nuneaton, Warwickshire, CV11 5JN

**£1,150 PCM**



Nestled in the charming area of Borough Way, Nuneaton, this delightful three-bedroom house offers a perfect blend of comfort and convenience. With a well-proportioned reception room, this property is ideal for both relaxation and entertaining guests. The three spacious bedrooms provide ample space for family living or can be easily transformed into a home office or guest room, catering to your individual needs.

The house features a modern bathroom, ensuring that your daily routines are both comfortable and efficient. The property is well-maintained and boasts an Energy Performance Certificate rating of C, reflecting its energy efficiency and potential for lower utility bills.

Situated in a friendly neighbourhood, this home is conveniently located near local amenities, schools, and parks, making it an excellent choice for families or professionals alike. The council tax band A ensures that living here is not only comfortable but also affordable.

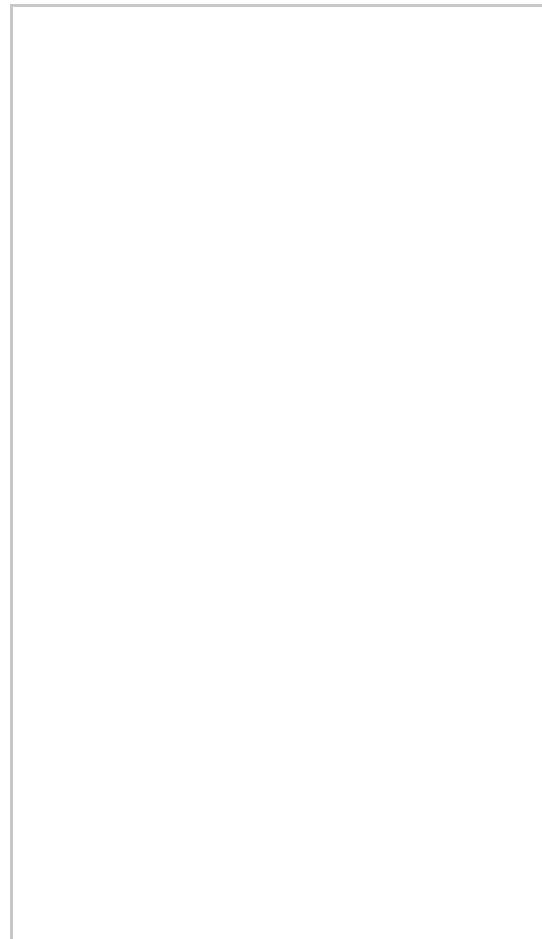
Please note that this property is not suitable for smokers or pets, ensuring a clean and pleasant environment for all residents. A deposit of £1,038 is required, making this an attractive option for those looking to secure



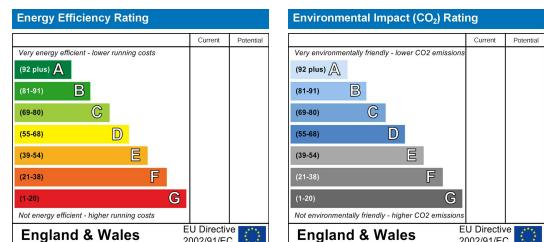
## Area Map



## 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.

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