



**90 Hickman Road,  
Nuneaton, CV10 9NG**

**Rent: £750 PM**

AVAILABLE FROM: **End September**



2



1



1



- Attractively presented Ground floor apartment
- Edge of town location
- Buses pass the door to Nuneaton
- Hall, Lounge, fitted Kitchen
- 2 Bedrooms and bathroom
- Pretty gardens
- Off street parking & nearby Garage

**Location:** Hickman Rd is the continuation of Plough Hill Rd which is currently closed. Easiest access from Nuneaton is along the B4102 (signed Fillongley) through Stockingford to the island, turn right into Tunnel Rd

**Paul  
Chillingsworth  
Homes**

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

Call **02476 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)

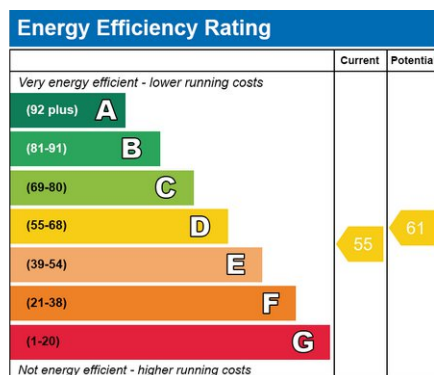




A really attractive ground floor apartment located on the edge of Nuneaton and just yards from open countryside.

The property is situated within a friendly community and would suit a tenant seeking a quiet lifestyle.

The property comprises of Hall, Lounge, Fitted Kitchen with appliances, 2 Bedrooms and Bathroom and benefits from Front & Rear Gardens, Electric radiator Central Heating and Double Glazing.



<b>Hall</b>	With under stairs storage central heating radiator uPVC front door and airing cupboard
<b>Lounge</b>	3.35 x 4.37 - (11'0" x 14'4") laminate flooring, 2 wall light points, uPVC double glazed window and vertical blinds, central heating radiator.
<b>Kitchen</b>	3.20 x 1.83 - (10'6" x 6'0") with range of modern base and wall units , roll edge worktops, inset ceramic hob, electric oven, built in fridge freezer, built in dishwasher and washing machine, halogen fly over lighting
<b>Bedroom 1</b>	3.05 x 3.78 - (10'0" x 12'5") with uPVC double glazed window, central heating radiator and wall lights
<b>Bedroom 2</b>	1.96 x 3.35 - (6'5" x 11'0") with uPVC double glazed window and central heating radiator.
<b>Bathroom</b>	Bath with mixer hand shower, concealed cistern WC and matching vanity unit. Central heating radiator and uPVC double glazed window.
<b>Outside</b>	There is a lawned front garden and the rear garden with patio area. There is off street parking and a garage in a nearby clock

<b>RENT: £750 pcm</b>	<b>BILLS NOT INCLUDED</b>
<b>AVAILABLE FROM: End Sept</b>	<b>RENTAL TERM: Long Term</b>
<b>SECURITY DEPOSIT: £865.38</b>	<b>HOLDING DEPOSIT: £173.07 *</b>
<b>COUNCIL TAX BAND:</b>	<b>EPC RATING: D</b>

\*Holding deposit will form part of the first months rent on move-in. Deposit is not refundable for unsuccessful application or application withdrawal

Email: [enquiries@covagent.co.uk](mailto:enquiries@covagent.co.uk)

Call **024 76 258492**

Website: [www.covagent.co.uk](http://www.covagent.co.uk)

Correspondence address: Friars House,  
Manor House Drive, Coventry CV1 2TE

