



53 Fife Street | Nuneaton | CV11 5PR

ARE YOU LOOKING FOR YOUR FIRST HOME? A PERFECT FIRST TIME BUYERS HOME***TWO BEDROOM MID TERRACED OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; living room, separate dining room, fitted kitchen, two double bedrooms, and generous first floor bathroom. Also benefiting from UPVC double glazing, gas central heating, and rear garden. Freehold. Council Tax Band A. EPC Rating C.

Asking Price Of £149,950

- Perfect For Investors & First Time Buyers
- Mid Terraced
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen & Generous 1st Floor Bathroom



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

LIVING ROOM

11' 8" x 11' 7" (3.56m x 3.53m) Access to the property via obscure glazed UPVC front door, UPVC double glazed window to front aspect, panel radiator, door to;

DINING ROOM

12' 3" x 11' 9" (3.73m x 3.58m) With UPVC double glazed window to rear aspect, panel radiator, under stairs storage cupboard, door to stairs access, door to;

KITCHEN

15' 7" x 7' 2" With obscure UPVC double glazed door to side aspect, UPVC double glazed windows to side aspect. Kitchen comes with a range of wall and base units with roll top work surfaces, inset one and half bowl stainless steel sink and drainage unit, integrated electric oven, with four ring gas hob, and extractor hood. Plumbing for washing machine.

LANDING

With doors leading off to;

BEDROOM ONE

11' 5" x 11' 7" (3.48m x 3.53m) With UPVC double glazed window to front aspect, panel radiator, over stairs cupboard.

BEDROOM TWO

12' 5" x 8' 8" (3.78m x 2.64m) With UPVC double glazed window to rear aspect, panel radiator.

BATHROOM

11' 10" x 6' 8" (3.61m x 2.03m) With obscure UPVC double glazed window to rear aspect, white bathroom suite comprising; panelled bath with shower over, low level WC, wash basin, panelled radiator, and extractor fan.

OUTSIDE

With a paved patio area, laid to lawn, wooden shed and surrounding wall and fence panels. There is a wrought iron gate with right of access through neighbouring garden.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating C. The vendor has made the agents aware to their knowledge there is no building safety issues, or restrictions on the property. Low flood risk to the property. Currently no planning permission or proposal for development in immediate locality. Standard Brick Construction. Right of access through neighbouring garden.

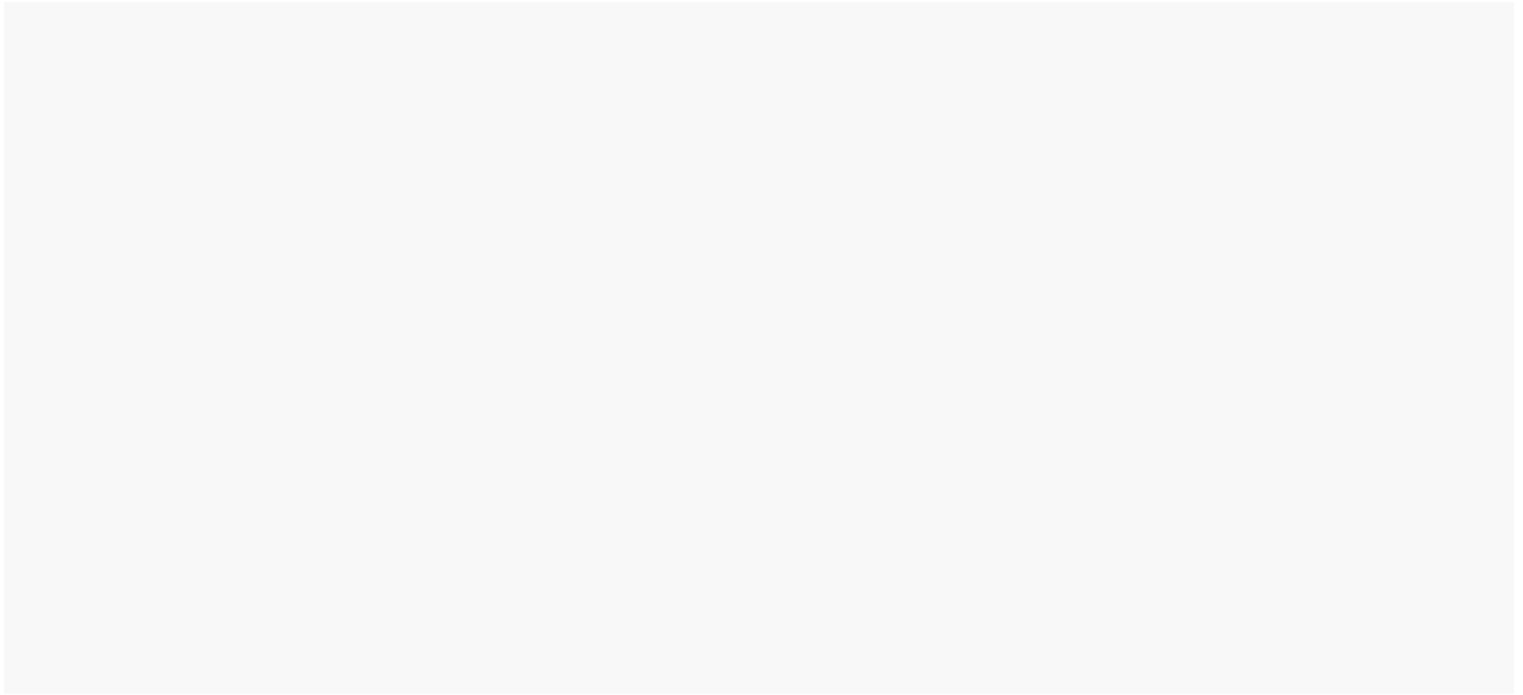
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

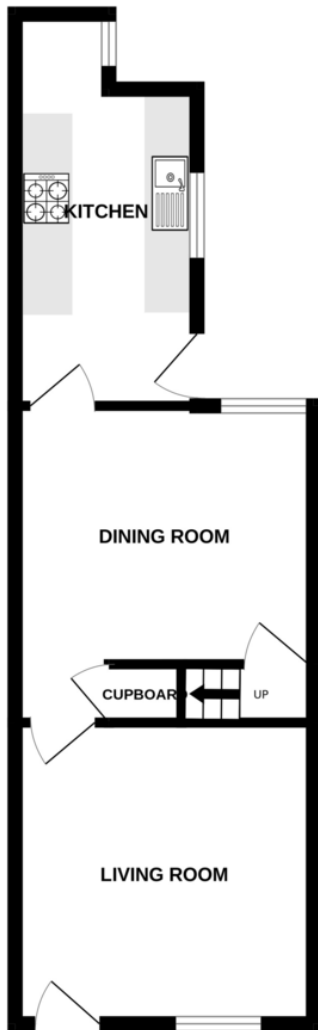
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

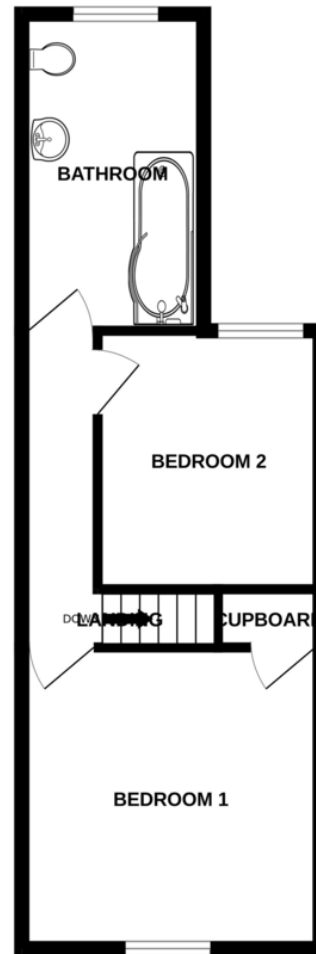
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

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Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements