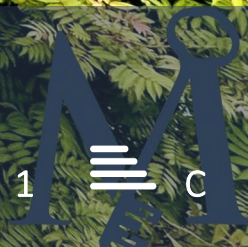




17 Deacon Avenue
Barlestone, Nuneaton, CV13 0HE

£180,000



Brief Description

AVAILABLE WITH NO UPWARD CHAIN is this charming townhouse on Deacon Avenue, nestled in the DESIRABLE VILLAGE of Barlestone, Nuneaton. This property is perfect for FIRST-TIME BUYERS, offering a comfortable and convenient living space with double-glazed windows throughout.

As you step inside, you are greeted by an inviting ENTRANCE PORCH with built-in storage, leading into a SPACIOUS LIVING ROOM featuring laminate wood flooring, a wall-mounted electric fire, and ample space for relaxation. The staircase in the living room leads to the first floor and has convenient under stair storage. The MODERN KITCHEN DINER to the rear is equipped with sleek white gloss units, a composite sink with a mixer tap, and integrated appliances including a washing machine and a Becco double oven and grill. The tiled flooring and splashback add a touch of elegance to the space, while the access door to the garden allows for seamless indoor-outdoor living.

On the first floor the landing gives access to TWO WELL-APPOINTED BEDROOMS. The first bedroom features a fitted blind to the double glazed windows, a wardrobe and further cupboard housing a modern combination boiler, along with a convenient walk-in shower with a glass screen enclosure – an unique and practical addition. There is a second double bedroom, equally inviting. Also off the landing is a MODERN FAMILY BATHROOM, complete with a three-piece white suite, partially tiled walls, tile flooring and mounted Vanity Mirror.

Step outside to discover the easily maintained South-east facing LANDSCAPED GARDEN, complete with paved patios, pathways, gravelled areas and sleeper beds. The fenced boundary ensures privacy, while the rear gate access adds a touch of convenience to your outdoor space. The front garden, featuring paved and gravelled areas, sets a welcoming tone as you approach the properties steps. Additionally, a GARAGE is located in a block to the right of the property.

This property is ideal for first-time buyers or investors.





ON THE GROUND FLOOR

Entrance Porch

Living Room

15'6 x 11'7 (4.72m x 3.53m)

Dining Kitchen

11'5 x 11'7 (3.48m x 3.53m)

ON THE FIRST FLOOR

Landing

Bedroom 1

Bedroom 2

Family Bathroom

ON THE OUTSIDE

Front Garden

Rear Garden

Single Garage



Floor Plan



Viewing

Please contact our Maynard Estates Office on 01530 682886 if you wish to arrange a viewing appointment for this property or require further information.

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

