

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.

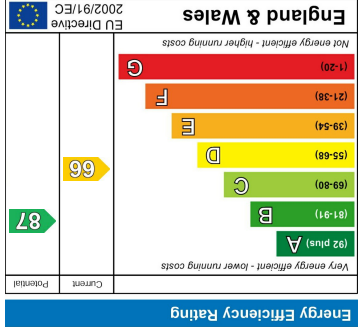
Please contact our Nuneaton Office on 02476 388863
 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2023
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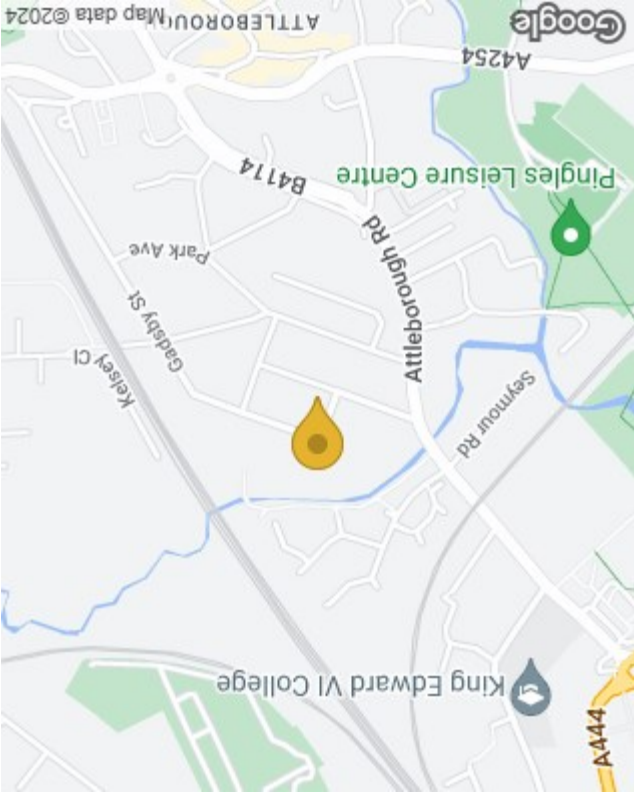


Lister Street
 Total Approx. 55.36 sq. metres (596 sq. feet)
 Ground Floor 31.12 sq. metres (335 sq. feet)
 First Floor 24.24 sq. metres (261 sq. feet)
 Total Approx. 24.24 sq. metres (261 sq. feet)

Floor Plan



Energy Efficiency Graph



Area Map



58 Lister Street
 Nuneaton, CV11 4NU

£795 PCM



58 Lister Street
Nuneaton, CV11 4NU

Carters are very pleased to offer this two double bedroom mid terrace house which has been recently decorated and new carpets & vinyl flooring will be fitted throughout and is situated in this popular location which is within walking distance to Nuneaton Town centre with all of its amenities, bus and train stations. The property benefits from gas central heating and double glazing and briefly comprises: lounge; kitchen with a range of modern fitted base and wall units, freestanding cooker, extractor and plumbing for washing machine; bathroom with electric shower over bath. To the first floor are the two double bedrooms both with storage cupboards. Externally there is a low maintenance rear garden which has shared access across for other properties in the row. The property is mains connected for gas, electricity & sewerage and both gas and electricity are on pre-payment Smart meters. Parking for the property is on road. No pets. EPC rating D. Council tax band A.

****RENT £795.00 PCM ****
HOLDING DEPOSIT £183.00 **
SECURITY DEPOSIT £917.00**



Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.