



CARTERS
ESTATE AGENTS



36 Fife Street Nuneaton, CV11 5PW

£165,000



** BEAUTIFULLY PRESENTED ** IDEAL FIRST TIME PURCHASE **

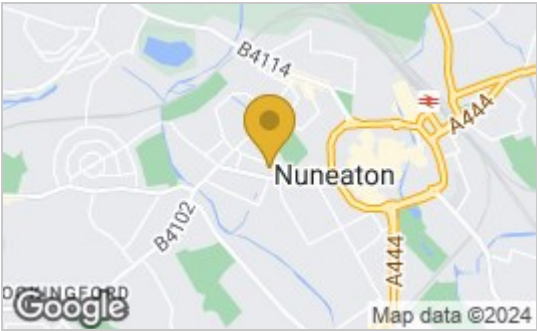
Carters are delighted to present this beautifully presented two double bedroom middle terrace home, perfectly situated within walking distance of Nuneaton Town Centre and its extensive amenities including the bus and train stations.

This charming property offers a wealth of features, including two reception rooms, a stunning 20ft modern kitchen, a ground floor guest WC, two spacious double bedrooms, a generously sized first floor bathroom and a delightful rear garden.

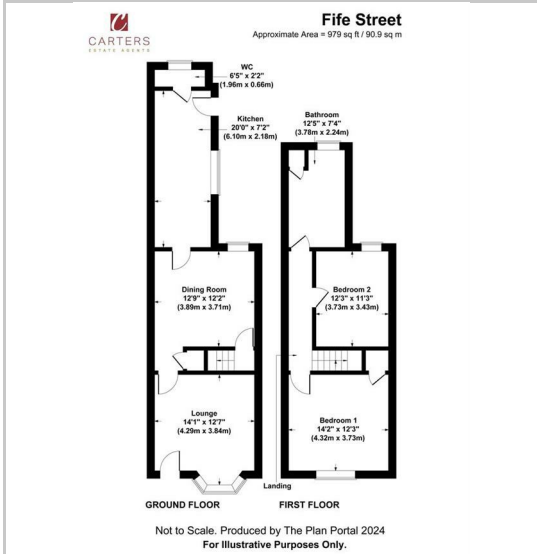
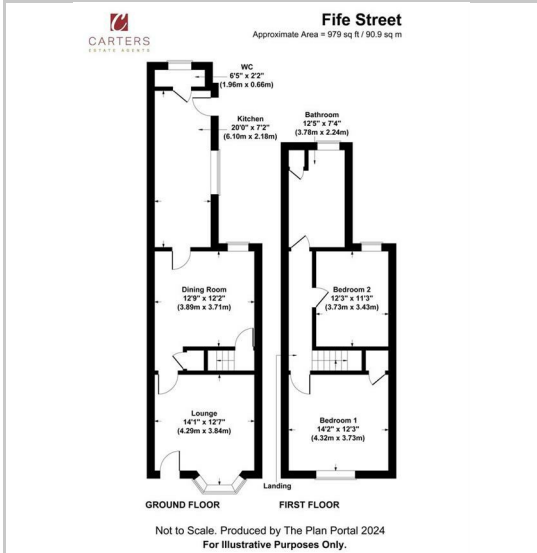
Upon entering the property, you are welcomed by a cozy lounge that exudes warmth and comfort. The separate dining room provides an ideal space for family meals and entertaining. The highlight of the ground floor is the impressive 20ft kitchen, fitted with a range of sleek, modern units, offering ample space for culinary creations. Completing this level is a highly convenient guest WC.



Area Map



Floor Plans



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.