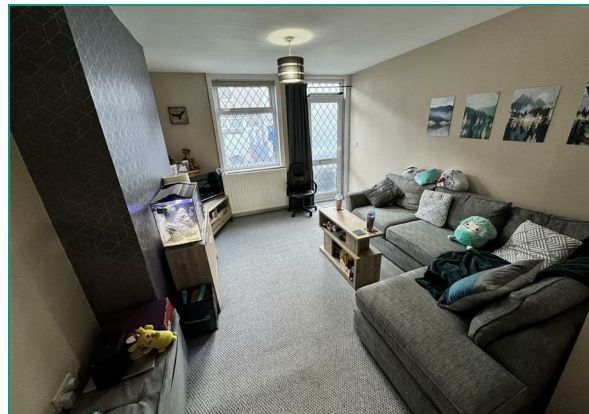




Lister Street
Nuneaton , CV11 4NU
£155,000



Description

No Upward Chain An attractive mid-terrace two bedroom family property located in the Nuneaton, south-east of the town centre. There are a number of OFSTED rated 'good' schools in the area, an important consideration for families. Property also has potential for improvement to add value.

Accommodation comprises in brief;

Lounge

14'5" x 12'1" (4.4 x 3.7)

Front door opening directly into lounge area with double glazed window overlooking the front of the property.

Dining Room

12'1" x 10'2" (3.7 x 3.1)

Dining room feeds through from the lounge and has stairs to the first floor, whilst also leading into the kitchen.

Kitchen

12'1" x 9'10" (3.7 x 3.0)

The kitchen comprises of a selection of wall and base cupboard units, stainless steel sink, gas hob, electric oven and plumbing for a washing machine. There is also a floor to ceiling storage cupboard, as well as, a back door leading out onto a garden.

Landing

First floor landing with doors leading to;

Bedroom 1

15'8" x 9'2" (4.8 x 2.8)

Bedroom 1 is to the front of the house with double glazed windows giving a view of Lister Street

Bedroom 2

10'9" x 8'10" (3.3 x 2.7)

Bedroom 2 is to the front of the house with double glazed windows giving a view of the back garden

Bathroom

With white bathroom suite consisting of; bath, pedestal sink, and toilet

Loft

The loft has ladder access and has had flooring fitted and also a velux window. You may consider getting a staircase fitted to the loft as well as the applicable building regulations certificate.

Further Information

The property has been banded as B for Council Tax.

The Energy Performance Rating (EPC) is D.

Viewing is strictly by appointment only. Please call our office to make suitable arrangements.

Disclaimer

Whilst we make enquiries with the Seller to ensure the information provided is accurate, Homemaker Properties makes no representations or warranties of any kind with respect to the statements contained in the particulars which should not be relied upon as representations of fact. All representations contained in the particulars are based on details supplied by the Seller. Your Conveyancer is legally responsible for ensuring any purchase agreement fully protects your position. Please inform us if you become aware of any information being inaccurate.

Money Laundering Regulations

Should a purchaser(s) have an offer accepted, they will need to undertake an identification check and asked to provide information on the source and proof of funds. This is done to meet our obligation under Anti Money Laundering Regulations (AML) and is a legal requirement.

