



28 Duke Street, Nuneaton, CV11 5PY
£130,000

cartwright
hands

28 Duke Street

Nuneaton

- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Garden
- EPC D (68)
- We believe the property is Freehold
- Council Tax Band A

This two bedroom terraced house is situated within easy reach of the local shops and amenities as well as the city centre. The accommodation features: lounge, dining room, kitchen, two bedrooms, bathroom and garden to the rear. The property is offered with no onward chain.



Accommodation Comprises

On the Ground Floor

Lounge

Door to front, double glazed window to front, fireplace.

Stairs

To the first floor

Dining Room

Double glazed window to rear, gas fire (we cannot confirm if this is connected or in working order), radiator, door to kitchen.

Kitchen

Double glazed door to rear garden, double glazed window to side, range of wall and base unit cupboards, single bowl stainless steel sink and drainer, plumbing for washing machine.

On the First Floor

Landing

Bedroom One

Double glazed window to front, fireplace, radiator.

Bedroom Two

Double glazed window to rear, fireplace, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath with electric shower, low level WC, wash hand basin, radiator.

Garden

Enclosed by timber fence boundary and store room.

Services

We believe all mains services are connected to the property (not tested).



Ground Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



First Floor

Approx. 37.6 sq. metres (404.6 sq. feet)



Total area: approx. 75.2 sq. metres (809.2 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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Disclaimer

Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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