

59 Deacon Street, Nuneaton, CV11 5SG

£165,000

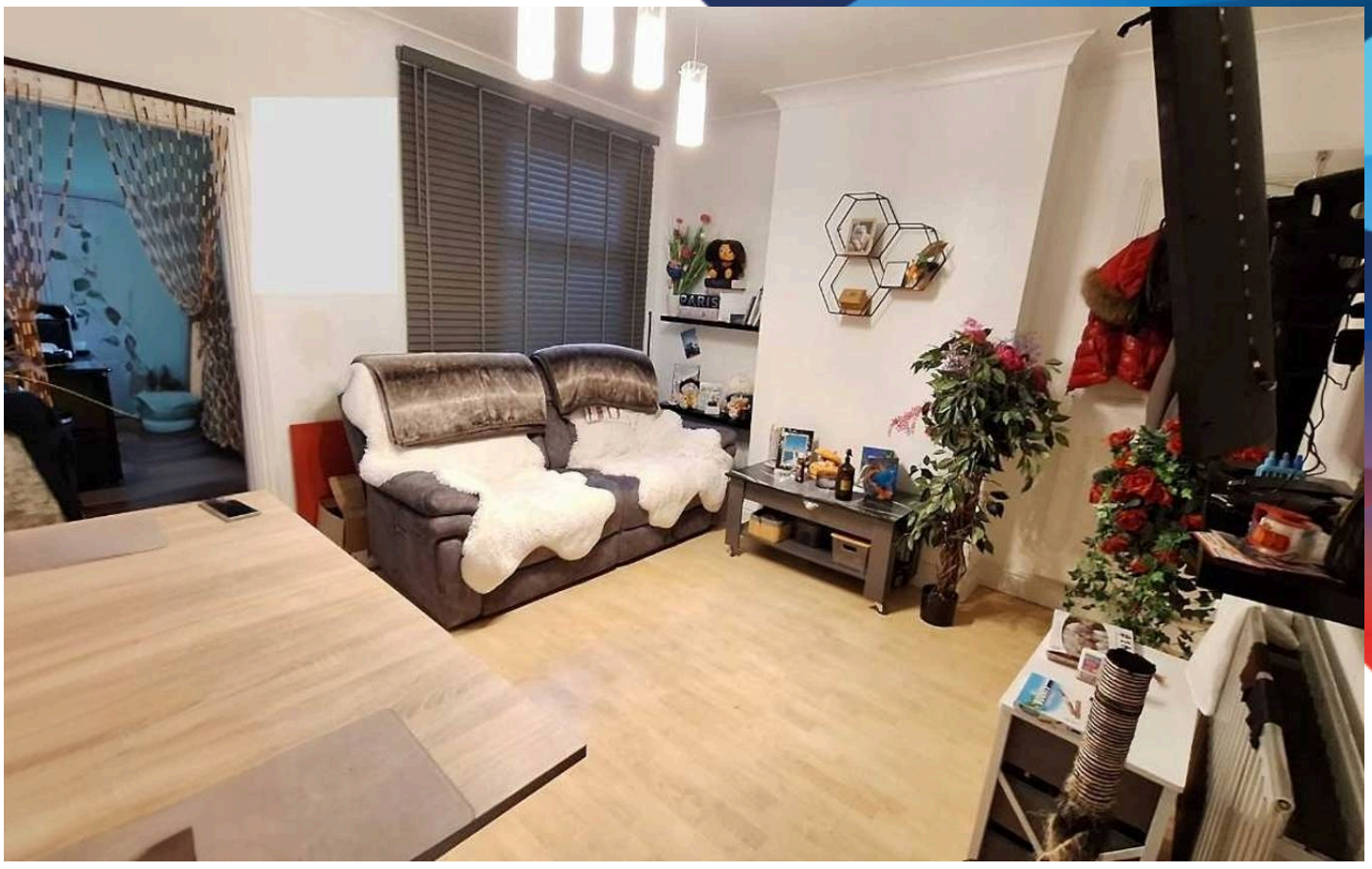
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59 Deacon Street

Nuneaton, CV11 5SG

- Two Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom
- Garden
- No Chain
- Freehold
- EPC C (70)
- Council Tax Band A

This two bedroom mid terraced house is situated close to the town centre. The accommodation features: lounge, dining room, kitchen, two double bedrooms and a large bathroom. There is an enclosed garden to the rear. The property is offered with no onward chain.







Accommodation Comprises

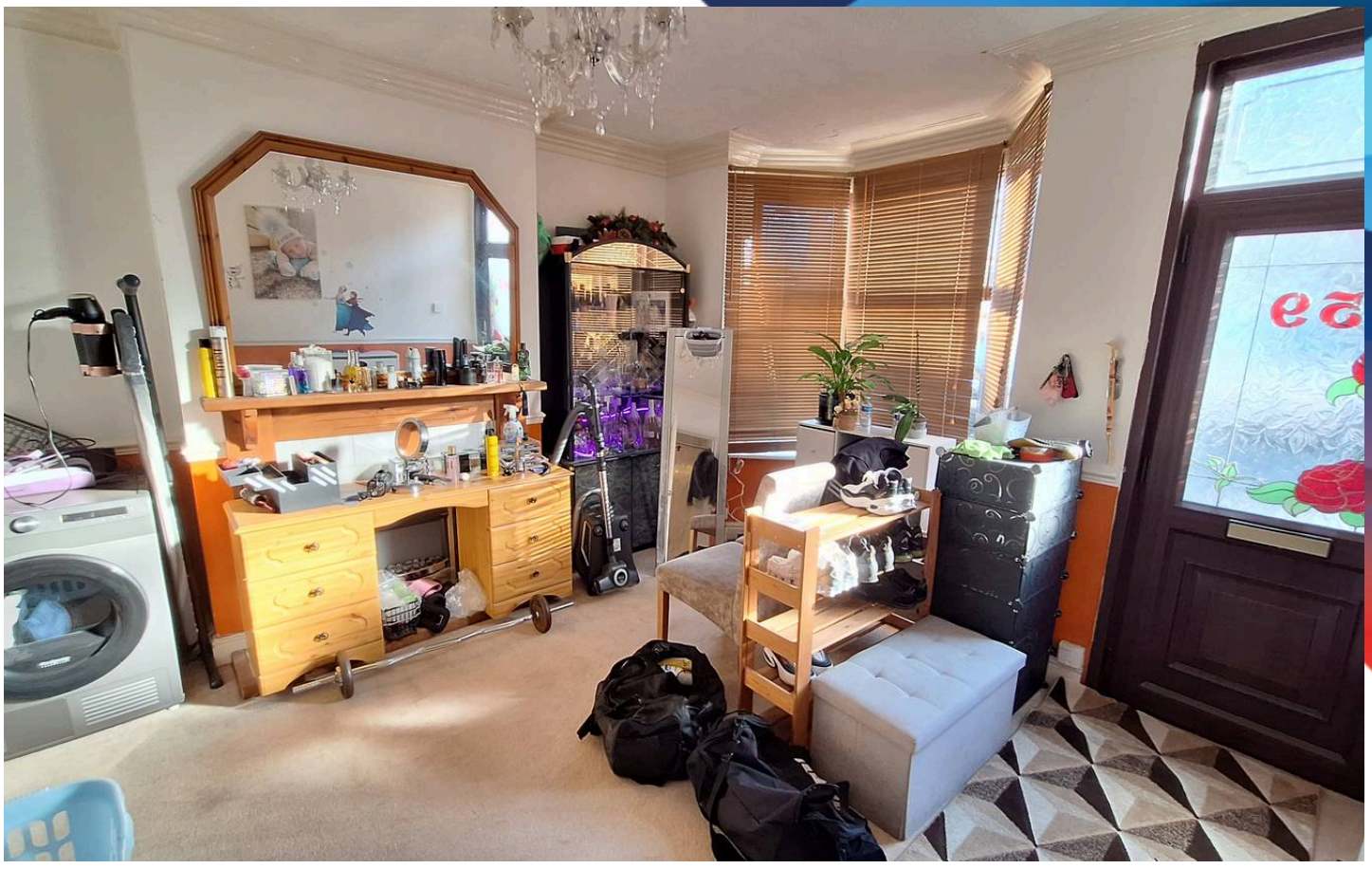
On the Ground Floor

Lounge
Double glazed bay window to the front, radiator, door to dining room.

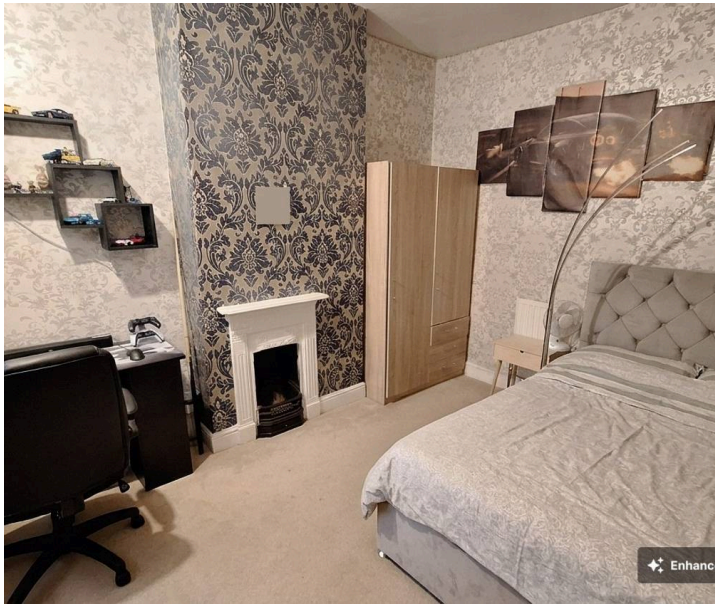
Dining Room
Double glazed window to rear, radiator, stairs to first floor, door to kitchen.

Kitchen
Double glazed window to side, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, integrated electric oven and four ring gas hob, space for fridge/freezer, door to rear garden, door to pantry.

Pantry
Window to side, space for washing machine and dishwasher.







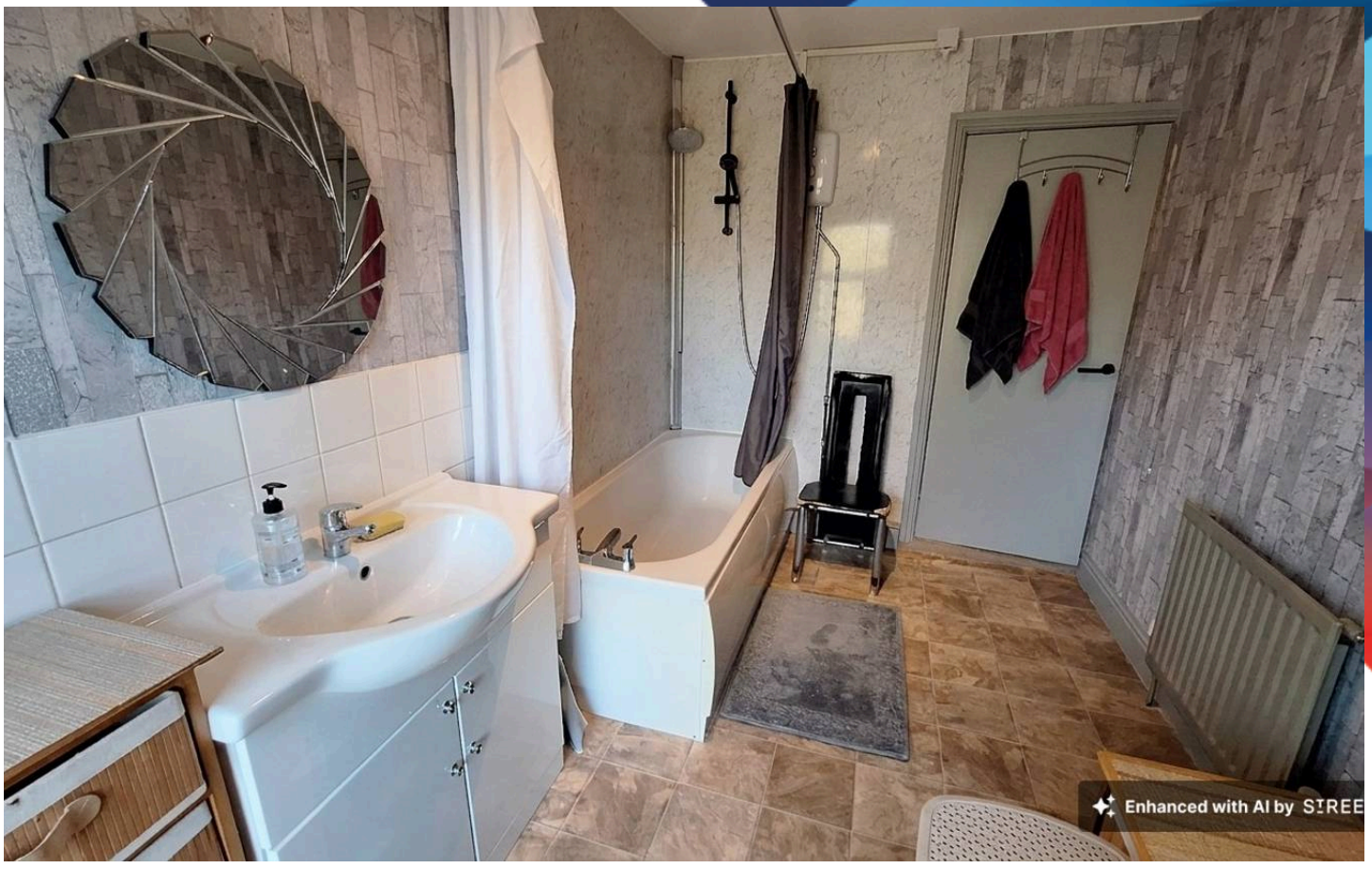
On the First Floor

Bedroom One
Double glazed window to front, radiator.

Bedroom Two
Double glazed window to rear, fireplace, radiator.

Family Bathroom
Opaque double glazed window to rear, panelled bath with electric shower, low level WC, wash hand basin with storage cupboards, wall mounted gas central heating boiler, radiator.

Garden
Patio area leading lawn with flower beds with plants, trees, bushes and flowers, enclosed by timber fence boundary.

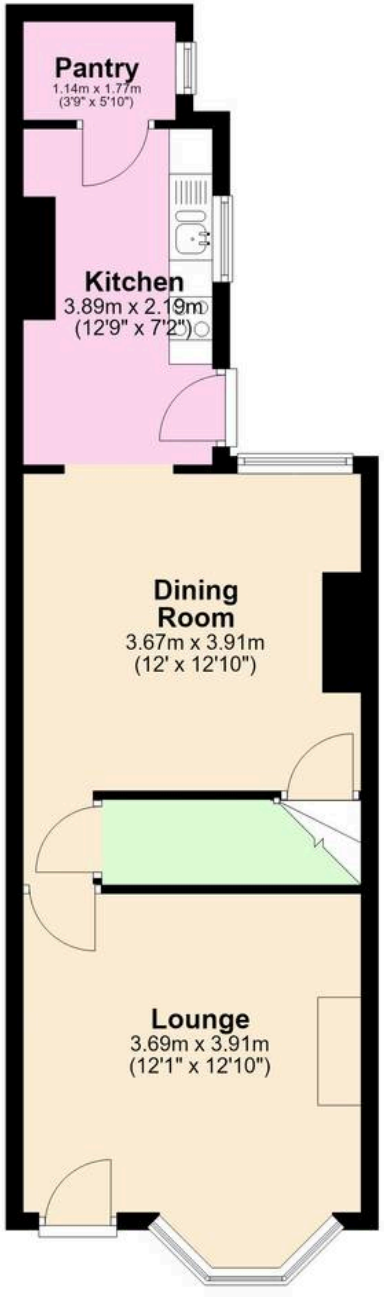






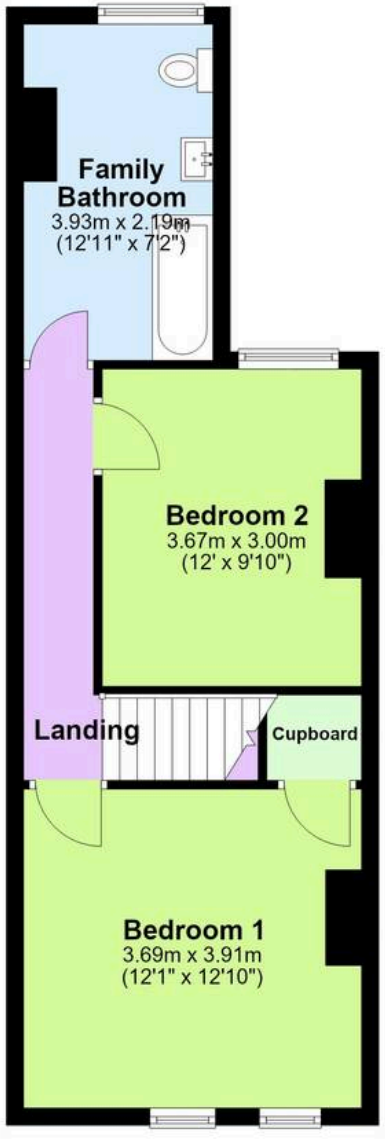
Ground Floor

Approx. 44.6 sq. metres (480.1 sq. feet)



First Floor

Approx. 42.2 sq. metres (454.8 sq. feet)



Total area: approx. 86.8 sq. metres (934.8 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.
Plan produced using PlanUp.

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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We have in place procedures and controls, which are designed to forestall and prevent Money Laundering. If we suspect that a supplier, customer/client, or employee is committing a Money Laundering offence as defined by the Proceeds of Crime Act 2002, we will in accordance with our legal responsibilities disclose the suspicion to the National Crime Intelligence Service. Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

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Telephone: 02476 350 700
Email: sales@cartwrighthands.co.uk
59 Coton Road, Nuneaton, CV11 5TS

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