



## 6 Aintree Close | Bedworth | CV12 8TQ

\*\*\*THREE BEDROOM SEMI DETACHED\*\*\*LOCATED IN A QUIET CUL DE SAC\*\*\*WELL PRESENTED THROUGHOUT\*\*\*GOOD SIZE GARAGE WITH DRIVEWAY\*\*\* In brief the property comprises; entrance hall, living room, modern kitchen/diner, three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, garage, driveway, and private rear garden. Freehold. Council Tax Banding C. EPC Rating D.

## Asking Price Of £234,950

- Three Bedroom Semi Detached
- Quiet Cul De Sac Location
- Well Presented Throughout
- Modern Kitchen Diner & Bathroom
- Living Room



## Property Description

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### ENTRANCE

UPVC double glazed entrance door, waterproof laminate flooring, door leading to lounge.

### LOUNGE

15' 1" x 11' 9" (4.605m x 3.605m) UPVC double glazed bay window to front aspect, feature fireplace with electric fire & black hearth, further UPVC double glazed window to rear aspect and door to rear garden, double central heating radiator, doorway leading through to the kitchen, stairs to first floor, fitted carpet

### KITCHEN

15' 1" x 9' 10" (4.615m x 2.999m) Modern fitted kitchen with a range of matching base units with grey gloss doors, wall cupboard housing Baxi boiler, complimentary grey marble effect worktop, white metro style tiles to splash back areas, 1.5 grey composite sink with chrome mixer tap, induction hob & built in electric oven with extractor over, space for washing machine & fridge/freezer. UPVC double glazed window to rear aspect, UPVC double glazed door (with half privacy glass) leading to rear garden, x2 central heating radiators, waterproof grey laminate flooring, storage cupboard

### STAIRS AND LANDING

Fitted carpet, doors to all bedrooms and bathroom.

### BEDROOM ONE

13' 0" x 11' 6" (3.963m x 3.517m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator, access to loft

space

### BEDROOM TWO

11' 2" x 10' 0" (3.425m x 3.064m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator

### BEDROOM THREE

7' 4" x 6' 6" (2.244m x 2.003m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator

### BATHROOM

White panelled bath with Triton shower shower over, glass shower screen, white pedestal wash basin, white low level WC, vinyl flooring, tiled around the bath/shower area, single central heating radiator, UPVC double glazed obscure window to rear aspect, storage cupboard

### FRONT GARDEN

Paved driveway providing off road parking leading up to the garage, gravel front garden area planted with attractive shrubs/plants

### REAR GARDEN

Slabbed patio area, leading up to gravel/paved areas, planted with shrubs, access door into the garage, fenced boundaries, side access gate

### GARAGE

Up & over garage door, access door into rear garden (no electrics)

### GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding C EPC D. The vendor has made the agents aware to their knowledge there is no building safety issues, or restrictions on the property. Bedworth and Exhall is located in a ex coal mining area. No flood risk to the property. Currently no planning permission or proposal for development in immediate locality.

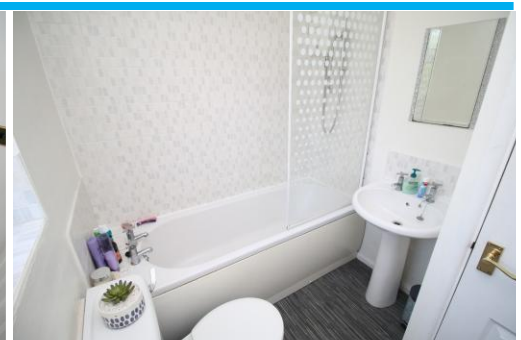
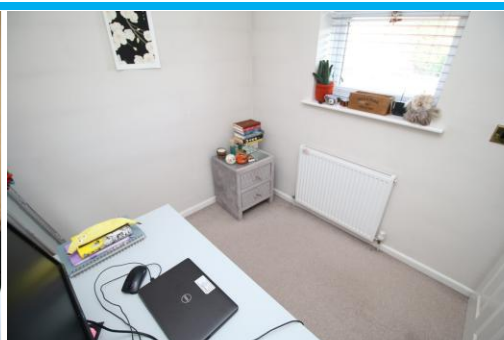
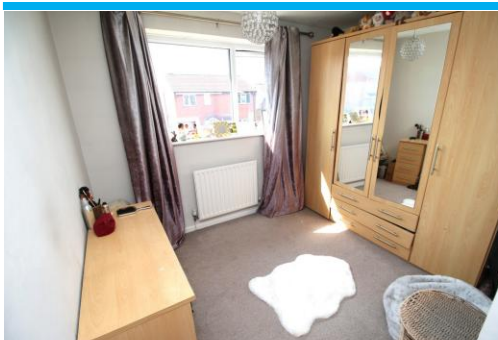
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

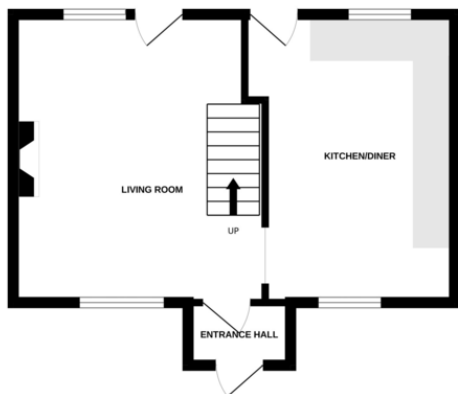
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

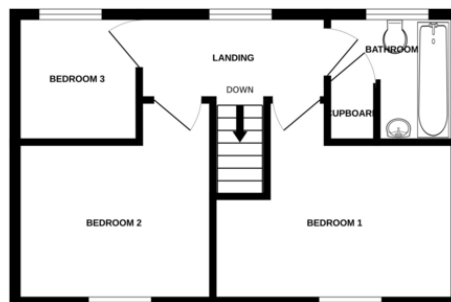
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		83
(69-80) <b>C</b>		
(55-68) <b>D</b>	55	
(39-54) <b>E</b>		
(15-38) <b>F</b>		