



29 All Saints Road | Bedworth | CV12 0BL

Russell Cope are pleased to market this Semi-detached property, in a popular residential area of Bedworth, with lots of potential. A good size, Three bedroom family home, in need of some refurbishment. No upward chain

The property has the benefit of UPVC double glazing and gas central heating & in more details comprises:

Entrance porch, entrance hallway, lounge, dining room, kitchen, conservatory, downstairs cloakroom, three bedrooms, bathroom, front & rear garden, garage & off road parking.

Freehold, Council tax band: B, EPC rating tbc

Offers In Region Of £255,000

- No upward chain
- garage & off road parking
- popular residential area
- GSC & DG
- Ideal for investors & FTB



Property Description

ENTRANCE PORCH

UPVC entrance door, UPVC windows to front aspect, fitted carpet, hardwood door leading through to hallway

ENTRANCE HALLWAY

Large corner feature window, under stairs storage cupboard, doors leading through to dining room & kitchen, fitted carpet, central heating radiator

LOUNGE

12' 10" x 11' 8" (3.920m x 3.571m) UPVC bay window to front aspect, feature fireplace & gas fire, central heating radiator, fitted carpet, folding doors through to dining room

DINING ROOM

12' 0" x 8' 7" (3.682m x 2.620m) UPVC patio door leading into the conservatory, fitted carpet, central heating radiator

CONSERVATORY

8' 3" x 4' 9" (2.526m x 1.464m) UPVC door to rear garden, UPVC panels & windows to rear aspect, tile flooring

KITCHEN

12' 0" x 8' 7" (3.682m x 2.620m) UPVC double glazed window to rear aspect, fitted with a range of grey base units & wall cupboards, complementary worktop & tiled to splash back area & walls, gas hob with extractor above, separate electric oven, plumbing for washing machine, stainless steel sink unit, tiled flooring, door leading to downstairs toilet & storage cupboard housing the boiler & door leading to rear garden

DOWNSTAIRS TOILET

white low level w.c, single glazed window to rear aspect with privacy glass, tiled flooring

STAIRS & LANDING

Large feature corner window to front aspect, dog leg stairs, fitted carpet, cupboard housing water tank, steps up to bathroom & all

bedrooms

BEDROOM ONE

13' 9" x 9' 11" (4.204m x 3.036m) UPVC double glazed window to front aspect, triple fitted wardrobes with sliding doors, fitted carpet, central heating radiator

BEDROOM TWO

12' 1" x 8' 8" (3.684m x 2.662m) UPVC double glazed window to rear aspect, fitted carpet, central heating radiator, access to loft space

BEDROOM THREE

9' 8" x 8' 1" (2.952m x 2.467m) UPVC double glazed window to rear aspect, central heating radiator

BATHROOM

UPVC double glazed window with privacy glass to side aspect, peach low level w.c & pedestal wash hand basin, walk in shower with glass side screen, vinyl cladding around shower area, vinyl flooring, central heating radiator

FRONT GARDEN

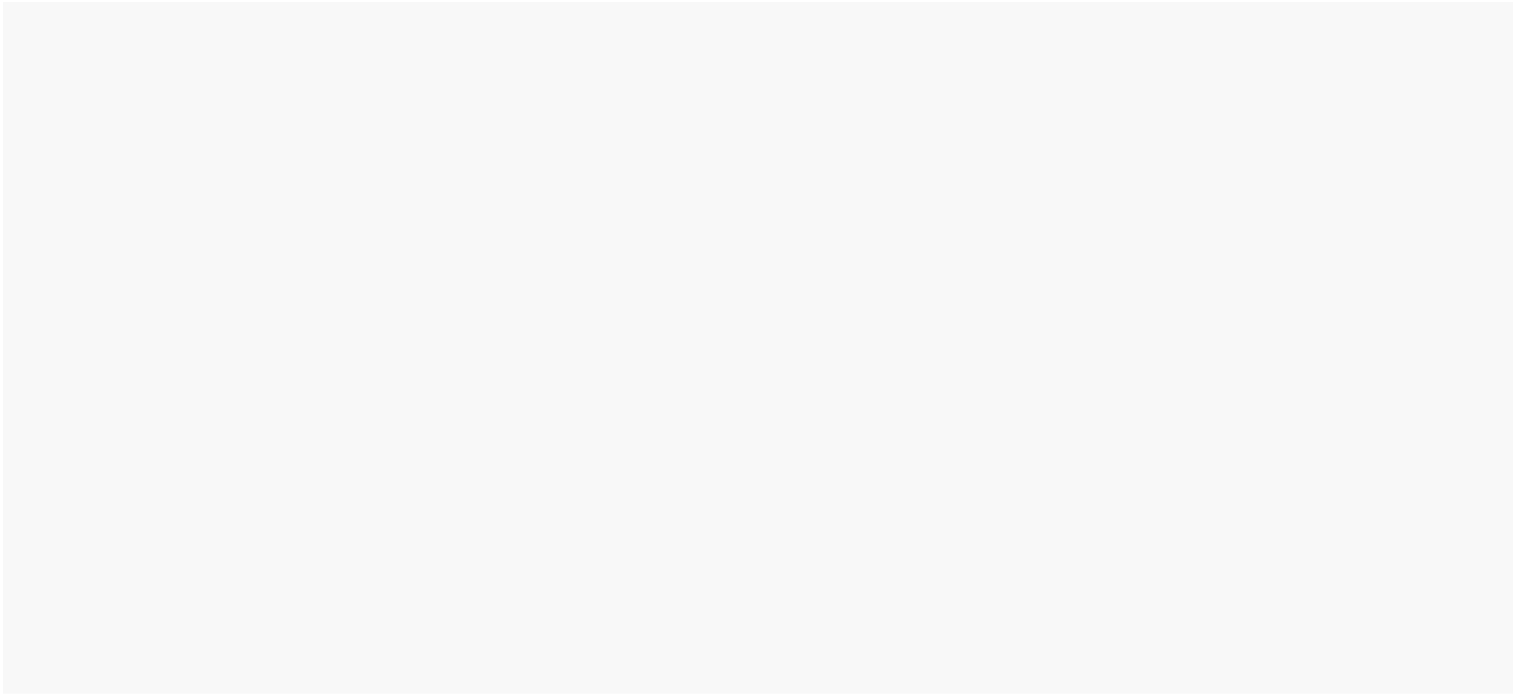
Wall boundaries, lawn area with shrub borders, paved pathway & area for off-road parking in front of garage

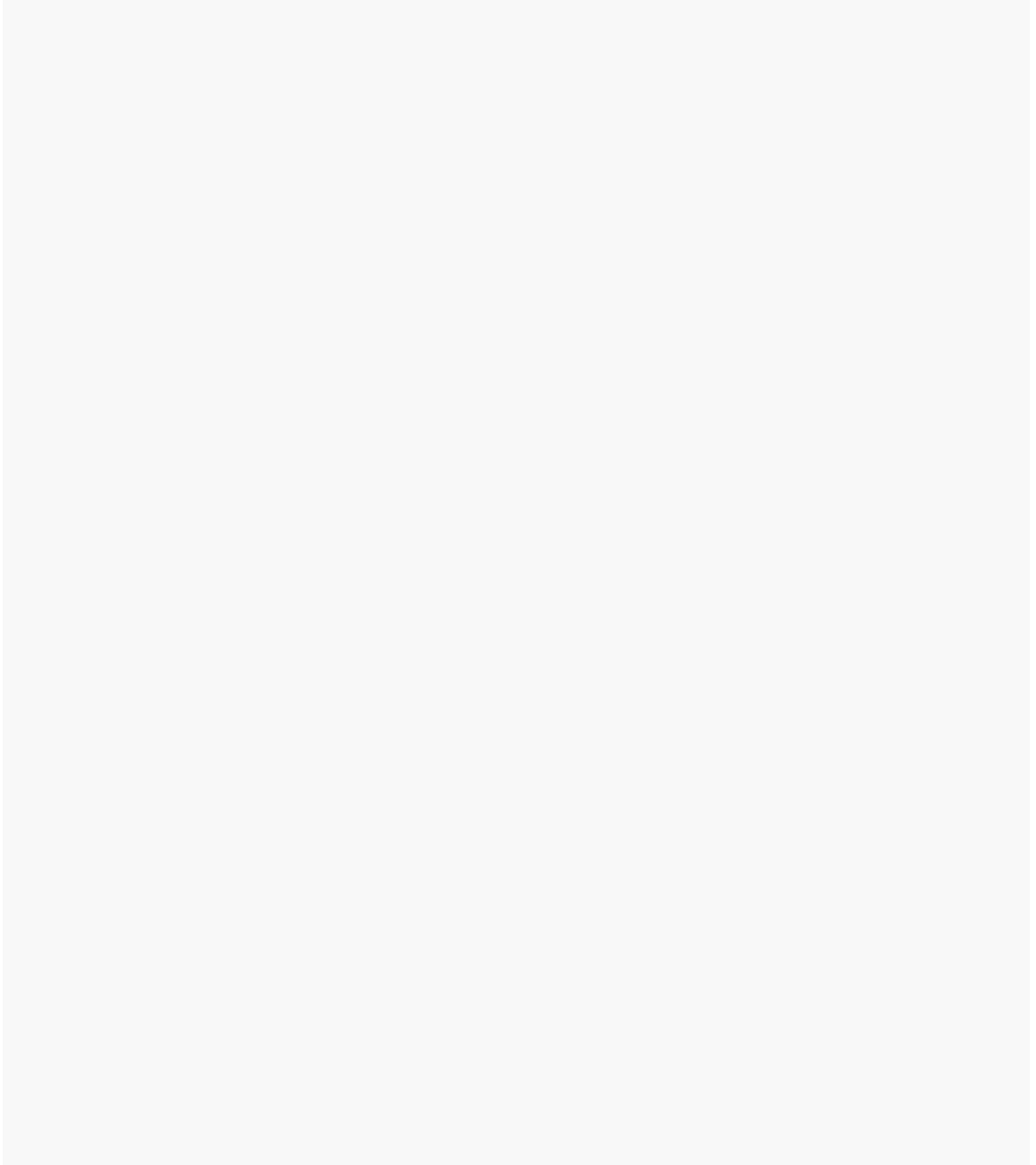
GARAGE

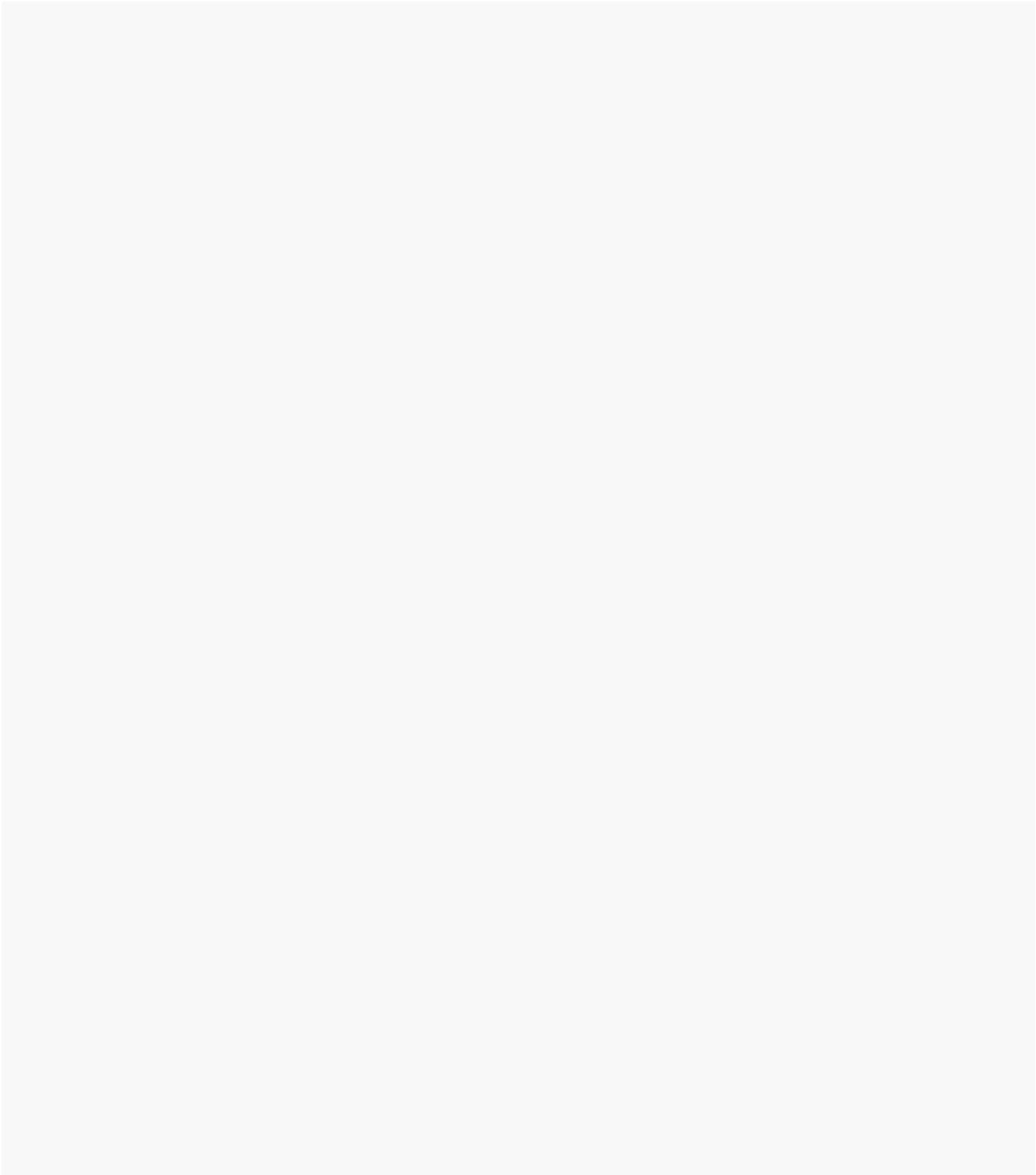
Up & Over door

REAR GARDEN

Wall & fenced boundaries, patio area, lawn, mature borders, slate areas, timber shed, side access gate, rear access to garage







Tenure

Freehold

Council Tax Band

B

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 are 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+) A		
(81-91) B		82
(69-80) C		
(55-68) D	61	
(39-54) E		
(21-38) F		