



## 29 All Saints Road | Bedworth | CV12 0BL

\*\*\*LOVELY CORNER PLOT WITH LOTS OF POTENTIAL\*\*\* OFFERED WITH NO UPWARD CHAIN\*\*\* Three bedroom semi detached family home, in need of some refurbishment. In brief the property comprises; entrance porch, entrance hall, living room, separate dining room, conservatory, kitchen, downstairs cloakroom, three good size bedrooms, and shower room. Also benefiting from UPVC double glazing, gas central heating, off road parking, garage, and mature private gardens. Freehold, Council tax band: B, EPC rating D.

## Offers In Region Of £235,000

- Corner Plot Semi Detached
- Three Bedrooms & Shower Room
- Two Reception Rooms
- Conservatory
- Kitchen & Cloakroom WC





## Property Description

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### 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

#### GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC D

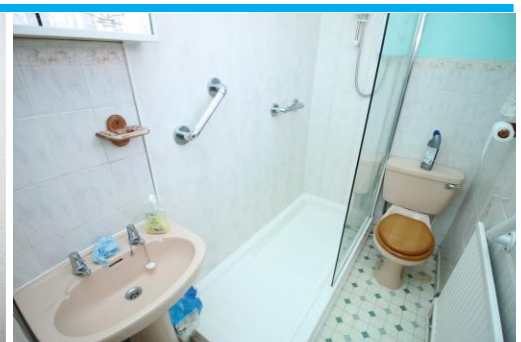
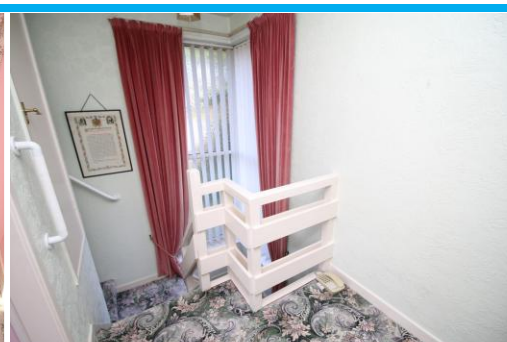
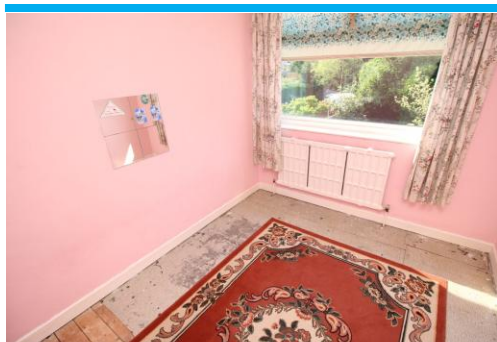
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

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.

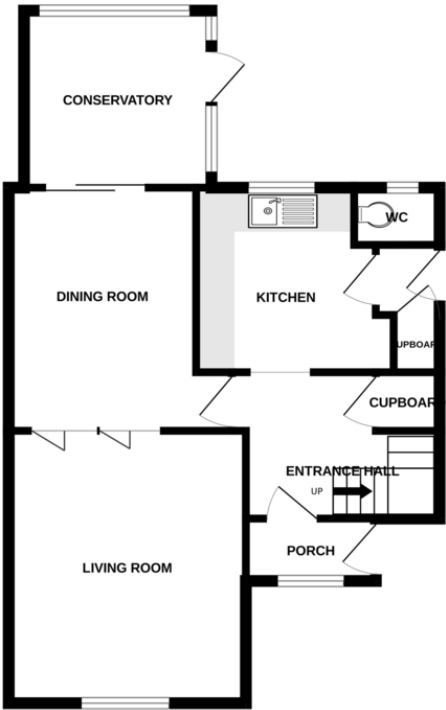
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

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
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		82
(55-68) D	61	
(39-54) E		
(21-38) F		