



140 Deans Way | Ash Green | CV7 9HH

THREE BEDROOM SEMI DETACHED LOCATED IN ASH GREEN GENEROUS PLOT WITH SIDE GARAGE/OFF ROAD PARKING TO FRONT AND REAR*** OFFERED WITH NO UPWARD CHAIN*** In brief the property comprises; entrance hall, two reception rooms, kitchen, lean to/utility, three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, outside WC, garage driveway, and rear garden with hardstanding. Freehold. EPC Commissioned. Council Tax Banding C.

Asking Price Of £235,000

- Generous Semi Detached Plot
- Three Bedrooms & Bathroom
- Living Room & Separate Dining Room
- Freehold
- Kitchen & Lean To Utility



Property Description

IN MORE DETAIL PROPERTY COMPRISES;

ENTRANCE HALL

LIVING ROOM

13' 9" x 11' 6" (4.19m x 3.51m)

DINING ROOM

13' 2" x 10' 2" (4.01m x 3.1m)

KITCHEN

13' 8" x 7' 2" (4.17m x 2.18m)

LEAN TO

8' 7" x 7' 8" (2.62m x 2.34m)

LANDING

BEDROOM ONE

13' 2" x 11' 2" (4.01m x 3.4m)

BEDROOM TWO

12' 2" x 11' 8" (3.71m x 3.56m)

BEDROOM THREE

10' 3" x 6' 4" (3.12m x 1.93m)

BATHROOM

GARAGE

16' 9" x 7' 8" (5.11m x 2.34m)

OUTSIDE WC

DRIVEWAY & REAR GARDEN

GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding C EPC Commissioned. The vendor has made the agents aware to the garage was built with an asbestos roof. No restrictions on the property. 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

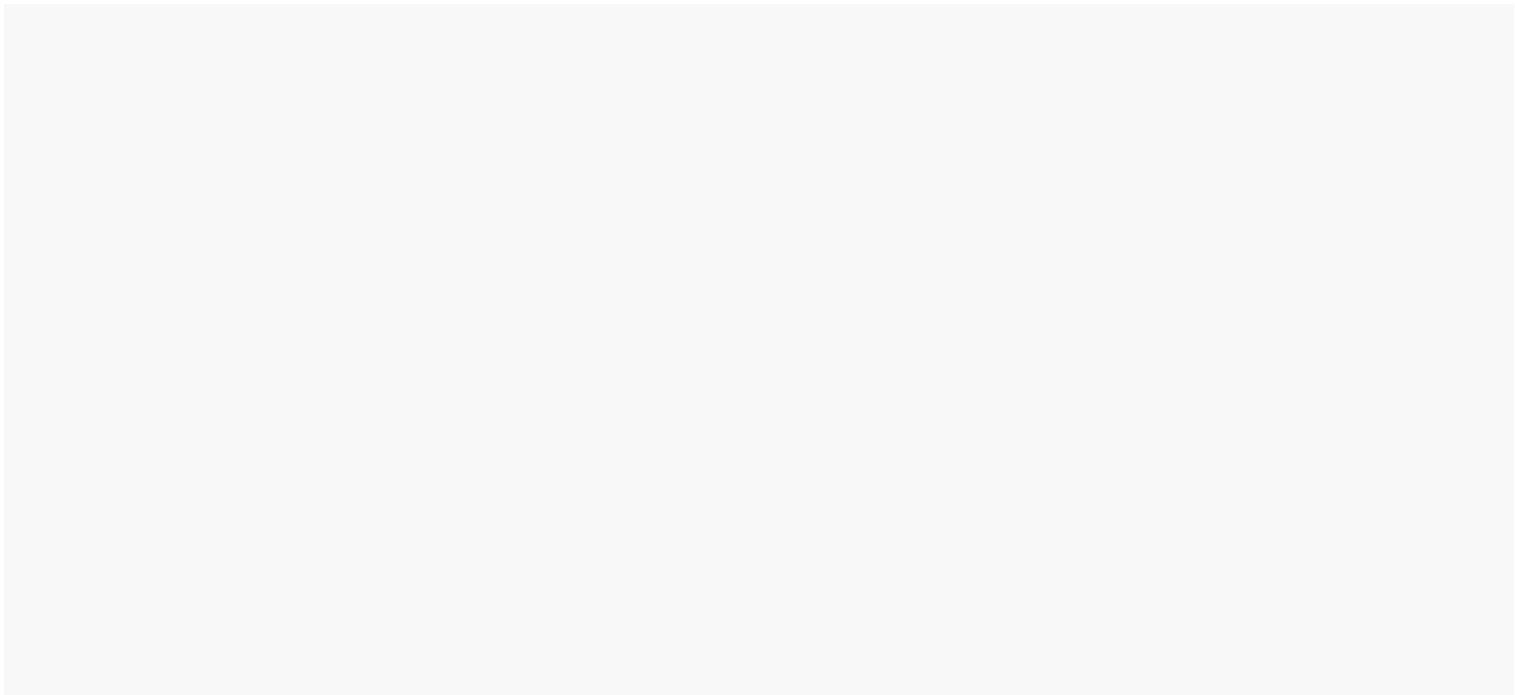
freehold with vacant possession on completion.

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.

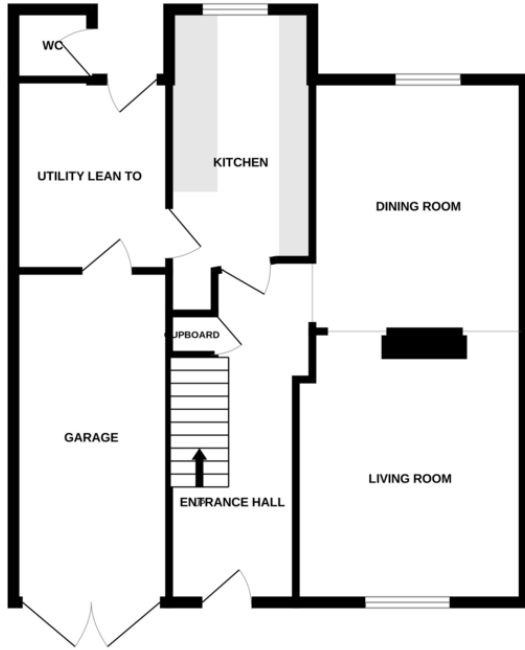
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

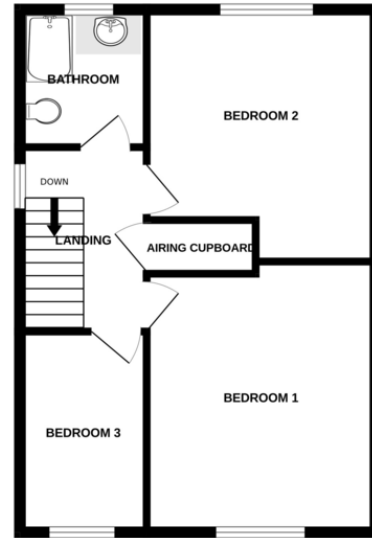
VIEWING: by prior appointment through the Sole Agents.



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.
Made with Metropix ©2024

Tenure

Freehold

%epcGraph_c_1_349%

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