



100 Josphe Luckman Road | Bedworth | CV12 8BQ

Asking Price Of £249,950

*****CHECK OUT THE VIDEO***** **GENEROUS PLOT***** **EXTENDED & CONVERTED GARAGE***** A delightful three bedroom end terraced, offering spacious accommodation throughout. In brief the property comprises; Entrance into a stunning fitted kitchen with built in appliances. Opening into dining area, with solid oak flooring. A spacious living room to the rear. Three bedrooms, and wet room to the first floor, with an open en-suite to bedroom one. To the side of the property is useful addition, which is currently being used as gym/utility area. Generous rear garden, shed, summer house, and Hot Tub included. Off road parking to the front. Freehold. Council Tax Banding B. EPC Rating C.

- Extended & Converted End Terraced
- Three Bedrooms & Two Bathrooms
- Delightful Fitted Kitchen & Dining Room
- Spacious Living Room
- Side Utility/Gym



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

KITCHEN

16' 3" x 9' 8" (4.95m x 2.95m) Access to the property via obscure glazed composite door, leading into kitchen entrance. With UPVC double glazed windows to front and side aspects. A range of wall and base units with contrasting work tops, inset sink and drainage unit, integrated appliances, including; fridge/freezer, washing machine, dishwasher, electric oven, microwave, and induction hob with extractor hood. Solid oak flooring, panelled radiator, and two opening's into the:

DINING AREA

16' 10" x 7' 5" (5.13m x 2.26m) With UPVC double glazed window to front aspect, panel radiator, under stairs storage cupboard.

LIVING ROOM

12' 4" x 17' 6" (3.76m x 5.33m) With UPVC double glazed windows to rear aspect, UPVC double glazed door leading to the garden. Panel radiator. Stairs ascending to first floor landing.

LANDING

With access to the loft hatch, doors leading to;

BEDROOM ONE

11' 3" x 10' 5" (3.43m x 3.18m) With UPVC double glazed window to front aspect, panel radiator, wall opening into en-suite area, with corner shower cubicle, low level WC, and wash basin.

BEDROOM TWO

12' 7" x 10' 3" (3.84m x 3.12m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

10' 2" x 6' 5" (3.1m x 1.96m) With UPVC double glazed window to rear aspect, panel radiator. Fitted Cupboards.

WET ROOM

8' 5" x 6' 4" (2.57m x 1.93m) With obscure UPVC double glazed window to front aspect. Fully equipped wet room with shower, low level WC, and wash basin, with heated chrome towel rail.

SIDE UTILITY/GYM

22' 3" x 7' 2" (6.78m x 2.18m) With UPVC double glazing, and UPVC double glazed door. Two Skylights, electric, and lighting. work top with undercounter space for white goods. Wall mounted instantaneous hot water boiler.

OUTSIDE

To the front is a tarmac driveway, providing off road parking for two vehicles. Side door leading to porch area and access to utility/gym room.

To the rear is a generous paved garden with metal storage shed with electric power & lights, summer house which is insulated, and has electric power, lights fitted (has been used as an office) and Hot Tub included. laid to lawn and side gate.

GENERAL INFORMATION/MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Commissioned. 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. Standard Brick Construction.

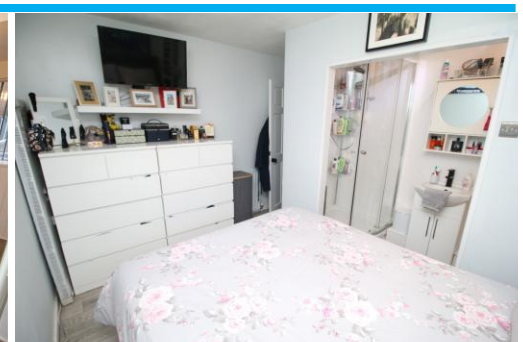
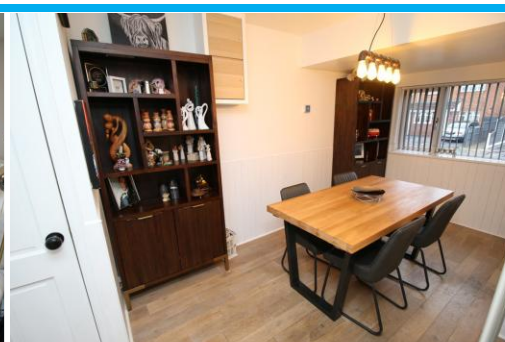
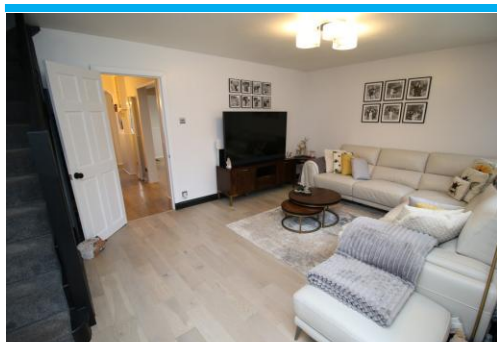
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

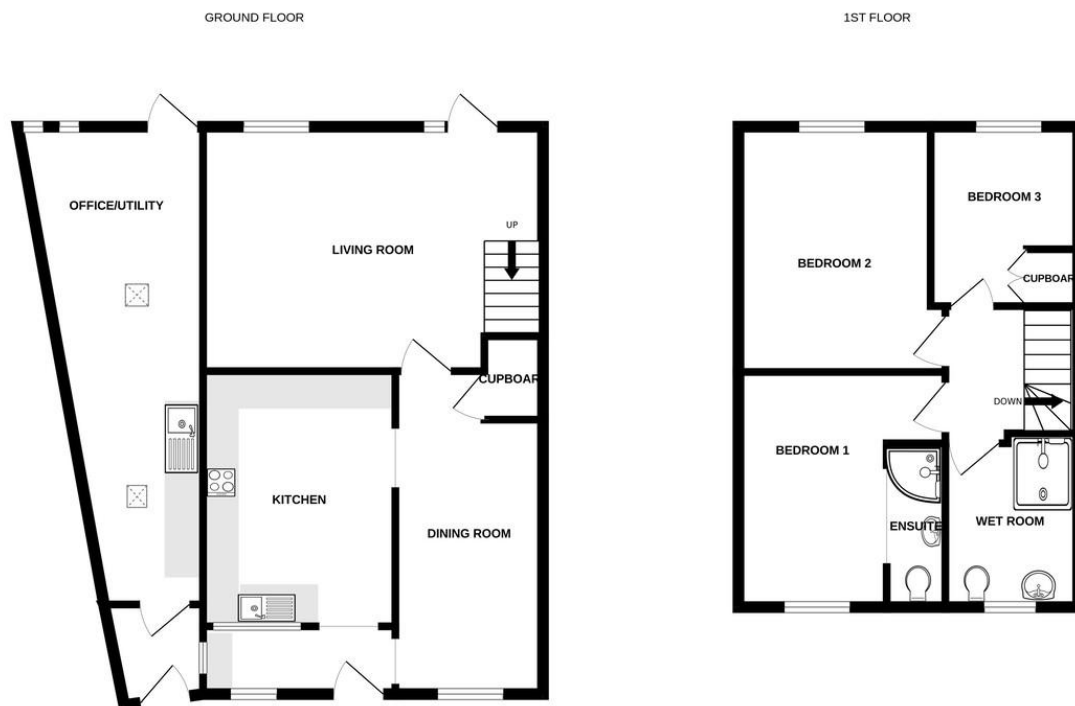
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.





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 62025

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		