



## 7 The Beeches | Bedworth | CV12 0BB

**Asking Price Of £255,000**

\*\*\*PUBLIC NOTICE\*\*\* We are acting in the sale of the above property and have received an offer of £247,500 on the above property.

Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place.

The Energy Performance Certificate Rating is D.

\*\*\*DETACHED BUNGALOW ON WOODLANDS PARK\*\*\*SET IN A LOVELY QUIET CUL DE SAC & OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance porch, hallway, two double bedrooms, spacious living room, L shaped kitchen diner, and bathroom. Also benefiting from UPVC double glazed windows, gas central

- Detached Bungalow
- Woodlands Park
- Two Double Bedrooms & Bathroom
- Spacious Living Room
- L Shaped Kitchen Diner



## Property Description

IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE PORCH

Access to the property via UPVC double glazed door, with UPVC double glazed windows to front and side aspects. Obscure UPVC double glazed door leading to;

### HALLWAY

With obscure UPVC double glazed panel window to front aspect, panel radiator, access to loft hatch, airing cupboard, doors to;

### LIVING ROOM

17' 1" x 14' 5" (5.21m x 4.39m) With UPVC double glazed window to front bay aspect, panel radiator, feature brick fireplace with inset electric fire.

### BEDROOM ONE

14' 6" x 9' 7" (4.42m x 2.92m) With UPVC double glazed window to rear aspect, panel radiator.

### BEDROOM TWO

11' 5" x 9' 6" (3.48m x 2.9m) With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobes.

### DINING AREA

14' 7" x 8' 0" (4.44m x 2.44m) With a range wall and base units with roll top work tops, panel radiator, UPVC double glazed French doors leading to the garden.

### KITCHEN

6' 10" x 7' 7" (2.08m x 2.31m) With UPVC double glazed window to rear aspect, UPVC double glazed door leading to side access. A range of wall and base units with roll top work surfaces, inset one and half bowl sink and drainage unit.

### BATHROOM

7' 6" x 8' 4" (2.29m x 2.54m) With obscure UPVC double glazed window to front aspect, shower cubicle, panelled bath, low level WC, wash basin, panel radiator, extractor fan.

### GARAGE

Up and over door, side door, and location of gas central heating boiler.

### OUTSIDE

To the front is a generous front garden with tarmac driveway, providing off road parking for several cars, and access to a single garage. Side gate leading to paved pathway which is covered, and leads to additional gate to the rear. The rear garden is mainly paved with a small patch of lawn, two wooden sheds, and greenhouse.

### GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

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

Low flood risk

Parts of Bedworth is located in an ex coal mining area.

The Vendor has informed the Agent they are not aware of any building safety issues.

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.

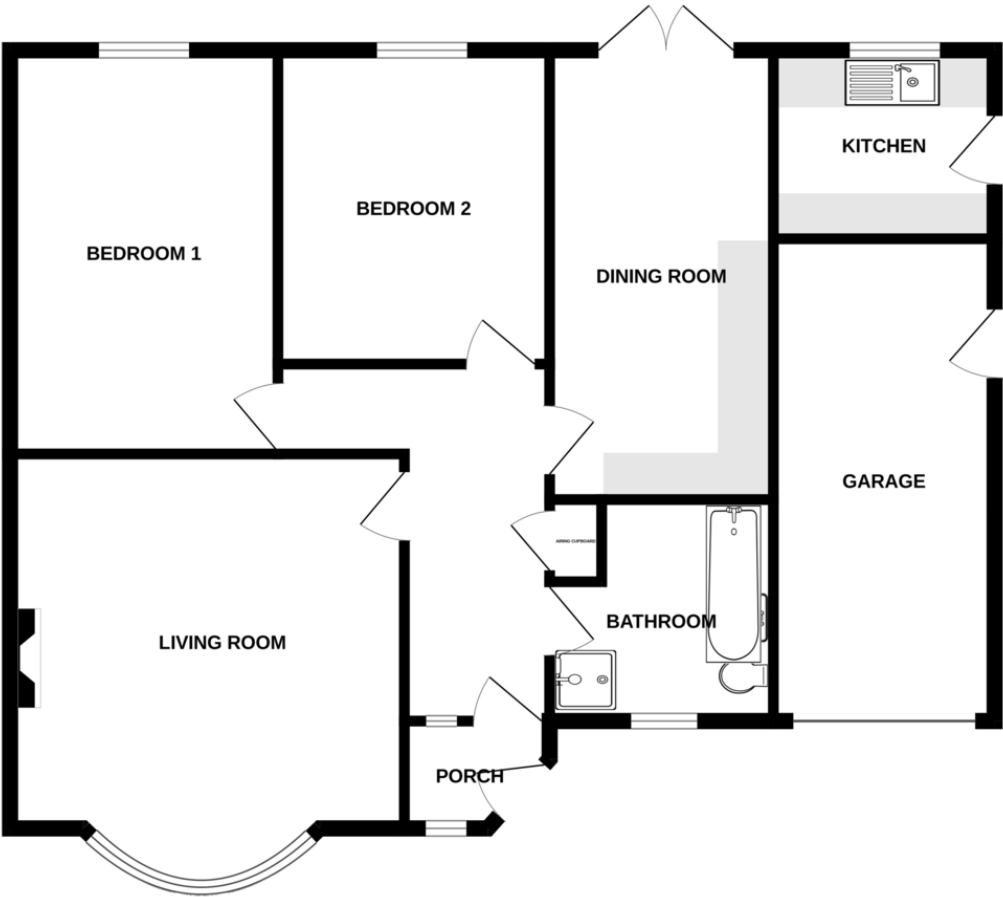
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.





GROUND 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 Metroplan 62025

Tenure

Freehold

Council Tax Band

D

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		