



## 36 Renison Road | Bedworth | CV12 0DS

## Asking Price Of £240,000

\*\*\*READY TO MOVE IN ON RENISON ROAD\*\*\*IMMACULATLY PRESENTED  
EXTENDED SEMI DETACHED BUNGALOW\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*In  
brief the property comprises; entrance hall, two double bedrooms to the front, shower room,  
living room to the rear, with a newly fitted 'Howdens Kitchen' in the kitchen diner, with  
breakfast bar. Also benefiting from UPVC double glazing, gas central heating, off road  
parking to the front, with a shared driveway leading to a single garage, and private rear  
garden. Freehold. Council Tax Banding B. EPC Rating D.

- Superb Extended Bungalow
- Offered With No Onward Chain
- Two Double Bedrooms
- Newly Fitted Kitchen Diner
- Rear Living Room



## Property Description

\*\*\*READY TO MOVE IN ON RENISON ROAD\*\*\*IMMACULATEDLY PRESENTED EXTENDED SEMI DETACHED BUNGALOW\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*In brief the property comprises; entrance hall, two double bedrooms to the front, shower room, living room to the rear, with a newly fitted 'Howdens Kitchen' in the kitchen diner, with breakfast bar. Also benefiting from UPVC double glazing, gas central heating, off road parking to the front, with a shared driveway leading to a single garage, and private rear garden. Freehold. Council Tax Banding B. EPC Rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE HALL

Access to the property via obscure UPVC double glazed front door, with inter glazed door, panel radiator, access to the loft hatch, and doors to;

### BEDROOM ONE

13'0" x 10'3" With UPVC double glazed window to front aspect, panel radiator.

### BEDROOM TWO

11'6" x 9'2" With UPVC double glazed window to front aspect, panel radiator.

### SHOWER ROOM

4'9" x 8'3" With obscure UPVC double glazed window to side aspect, tiled floor to ceiling, double walk in shower unit, low level WC, wash basin, panel radiator, extractor fan.

### LIVING ROOM

12'1" x 10'2" With UPVC double glazed French doors leading to the garden, panel radiator.

### KITCHEN DINER

15'1" x 12'9" With UPVC double glazed windows to rear and side

aspects, panel radiator. A newly fitted 'Howdens Kitchen' with wall and base units with contrasting work tops, inset stainless steel sink and drainage unit, integrated electric oven with four ring electric hob, plumbing for washing machine, space for fridge freezer.

### GARAGE

Up and over door, glazed window to side aspect.

### OUTSIDE

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly effect the property. No restrictions. Ex coal mining area. Low flood risk area.

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.

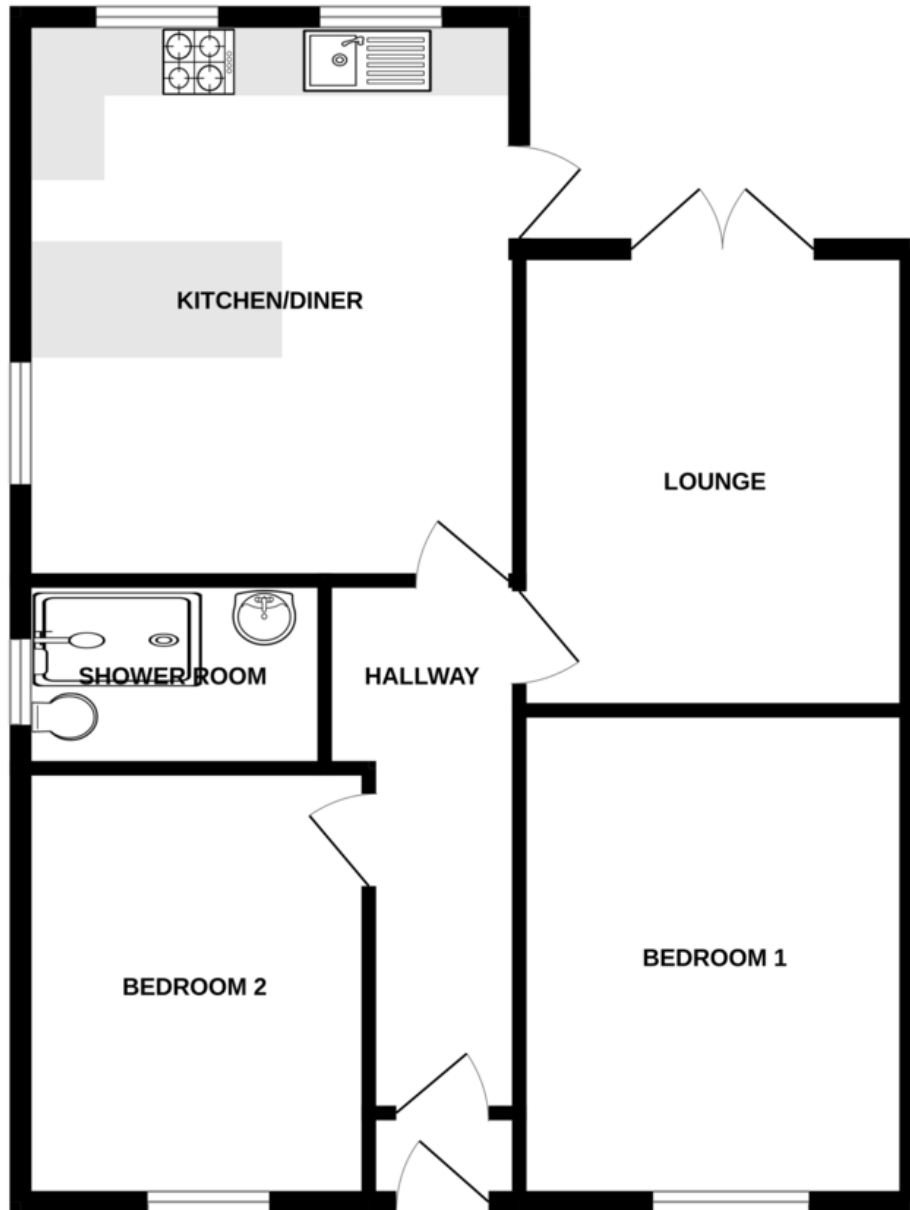
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.





## GROUND FLOOR



### Tenure

Freehold

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### 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 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.