



## 60 Joseph Luckman Road | Bedworth | CV12 8BQ

## Asking Price Of £140,000

\*\*\*PUBLIC NOTICE\*\*\* We are acting in the sale of the above property and have received an offer of £146,000 on the above property. Any interested parties must submit any higher offers in writing to the selling agent before exchange of contracts takes place. \*\*\*CASH BUYERS ONLY\*\*\* 37 YEARS REMAINING ON THE LEASE \*\*\*THREE BEDROOM MID TERRACED OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance porch, kitchen, integral garage, lounge/diner, three bedrooms, and bathroom. UPVC double glazed, gas central heating, driveway and low maintenance rear garden. Leasehold. Council Tax Banding B. EPC Rating C.

- Cash Buyers Only
- 37 Years Remaining On The Lease
- Mid Terraced
- Three Bedrooms & Bathroom
- Kitchen & Lounge / Diner



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE PORCH

Access to the property via obscure glazed composite door, UPVC double glazed window to front and side aspects. Obscure UPVC double glazed door leading to;

### KITCHEN

10' 1" x 8' 4" (3.07m x 2.54m) With UPVC double glazed window to front aspect, panel radiator. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, integrated electric oven with four ring electric hob, and extractor hood. Door to lounge/diner, and door to garage.

### GARAGE

17' 11" x 7' 9" (5.46m x 2.36m) With up and over, and single combination door. Electrical supply.

### LOUNGE/DINER

15' 3" x 16' 9" (4.65m x 5.11m) With UPVC double glazed window to front aspect, panel radiator, UPVC double glaze door, stairs ascending to first floor landing.

### LANDING

Access to the loft hatch, doors to;

### BEDROOM ONE

12' 4" x 10' 8" (3.76m x 3.25m) With UPVC double glazed window to front aspect, panel radiator.

### BEDROOM TWO

12' 4" x 8' 4" (3.76m x 2.54m) With UPVC double glazed window to rear aspect, panel radiator.

### BEDROOM THREE

9' 4" x 8' 1" (2.84m x 2.46m) With UPVC double glazed window to rear aspect, panel radiator, built in cupboard, cupboard housing gas central heating boiler.

### BATHROOM

6' 4" x 5' 5" (1.93m x 1.65m) With obscure UPVC double glazed window to front aspect, panel radiator.

### OUTSIDE

To the front is a tarmac drive, providing off road parking. To the rear is a paved and gravelled garden with side border, surrounding fence panels and wooden shed.

### GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

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

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 leasehold with vacant possession on completion. 37 Years remaining on the lease.

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

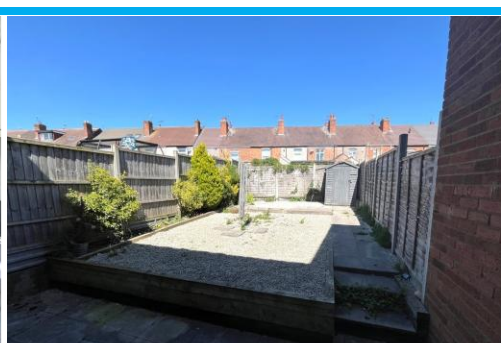


recommended to obtain confirmation from their Surveyor or Solicitor.

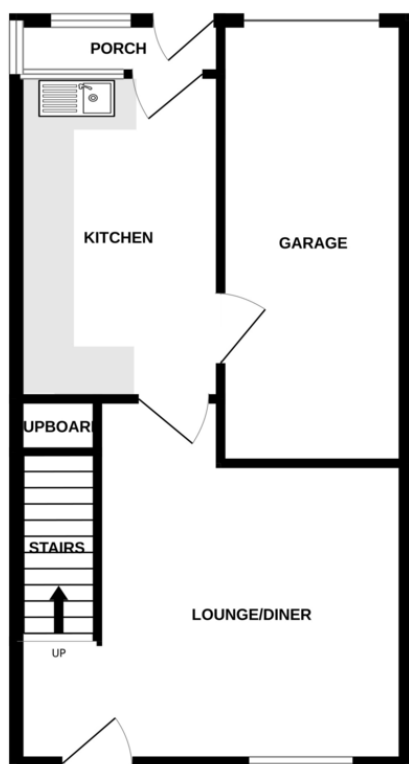
**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

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

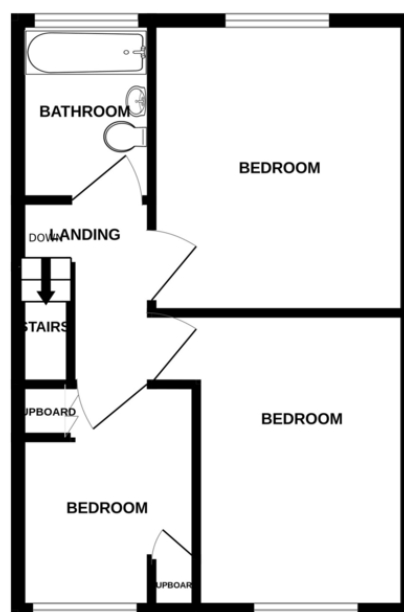
**VIEWING:** by prior appointment through the Sole Agents



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

Leasehold

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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 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