



113 Wootton Street | Bedworth | CV12 9DY

*****PERFECT STARTER HOME FOR FIRST TIME BUYERS***BUY TO LET INVESTMENT OPPORTUNITY***TWO BEDROOM END TERRACED OFFERED WITH NO ONWARD CHAIN***** In brief the property comprises; living room, dining room, kitchen, ground floor bathroom, and two double bedrooms to the first floor. Also benefiting from UPVC double glazing, newly fitted gas central heating boiler, and generous garden to the rear. Freehold. Council Tax Band A. EPC rating D.

Asking Price Of £149,950

- End Terraced
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen & Ground Floor Bathroom
- Generous Garden



Property Description

PERFECT STARTER HOME FOR FIRST TIME BUYERSBUY TO LET INVESTMENT OPPORTUNITY***TWO BEDROOM END TERRACED OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; living room, dining room, kitchen, ground floor bathroom, and two double bedrooms to the first floor. Also benefiting from UPVC double glazing, newly fitted gas central heating boiler, and generous garden to the rear. Freehold. Council Tax Band A. EPC rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

LIVING ROOM

13' 4" x 12' 2" (4.06m x 3.71m) With UPVC double glazed window to front aspect, panel radiator, location of gas meter, door to;

DINING ROOM

12' 3" x 12' 2" (3.73m x 3.71m) With UPVC double glazed window to rear aspect, panel radiator, under stairs storage cupboard, door to stairs access to the first floor, and door to;

KITCHEN

13' 8" x 6' 8" (4.17m x 2.03m) With UPVC double glazed window to side aspect, UPVC side door, panel radiator. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, freestanding cooker, plumbing for washing machine. Door to;

BATHROOM

6' 7" x 6' 2" (2.01m x 1.88m) With obscure UPVC double glazed window to side aspect, bathroom suite comprising panelled bath with shower over, low level WC, wash basin, panel radiator.

LANDING

Doors to;

BEDROOM ONE

11' 4" x 12' 2" (3.45m x 3.71m) With UPVC double glazed window to

front aspect, panel radiator, over stairs built in cupboard.

BEDROOM TWO

12' 5" x 12' 2" (3.78m x 3.71m) With UPVC double glazed window to rear aspect, panel radiator. Access to loft with loft hatch.

OUTSIDE

To the rear is a paved pathway leading to a patio area, and laid to lawn garden with wooden shed.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

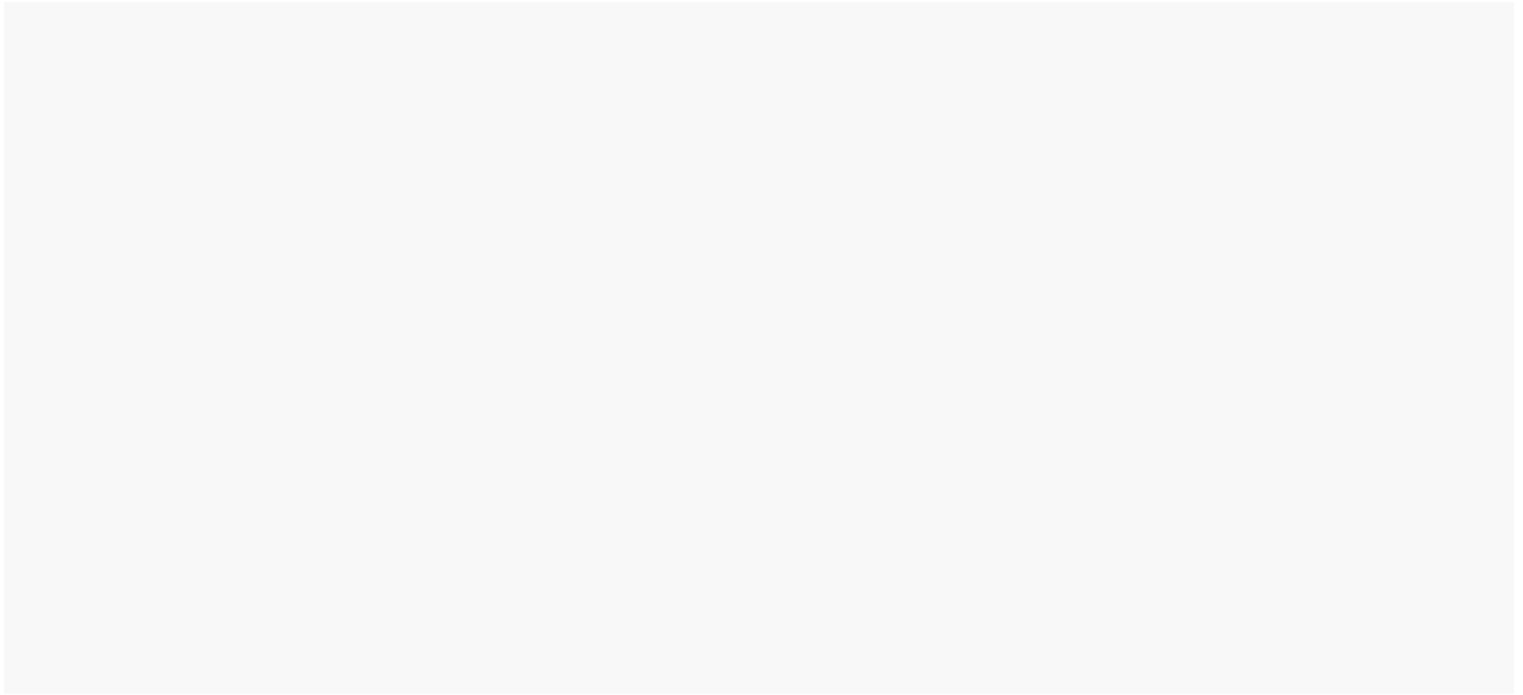
Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating D.

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. Right of access through neighbouring garden for entry.

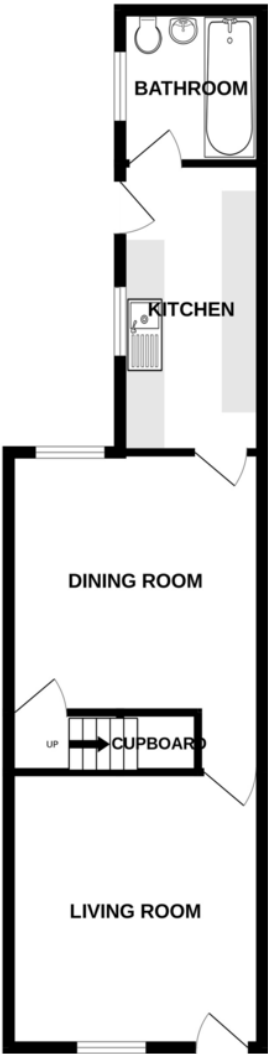
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. FIXTURES AND FITTINGS: only those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

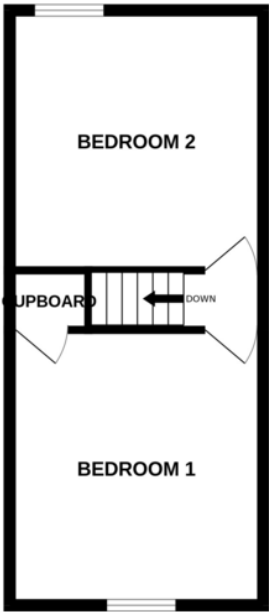
VIEWING: by prior appointment through the Sole Agents.



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 ©2025

Tenure

Freehold

Council Tax Band

A

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		85 B
69-80	C		
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		