



47 Downing Crescent | Bedworth | CV12 9BT

*****SPACIOUS ACCOMMODATION THROUGHOUT***FOUR BEDROOM SEMI DETACHED***SUPERB REAR GARDEN***** In brief the property comprises; entrance hall, through lounge diner, kitchen, conservatory, and ground floor bathroom. To the first floor are four bedrooms and WC. Also benefiting from UPVC double glazing, gas central heating, off road parking, and a generous rear garden which is not overlooked. Freehold. Council Tax Banding B. EPC Commissioned.

Asking Price Of £250,000

- Semi Detached
- Four Bedrooms
- Spacious Family Home
- Through Lounge Diner & Conservatory
- Kitchen & Ground Floor Bathroom



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure glazed composite door. With frosted UPVC double glazed window to front aspect, panel radiator, stairs ascending to first floor landing, under stairs storage cupboard. Doors to;

LOUNGE/DINER

25' 9" x 12' 0" (7.85m x 3.66m) With UPVC double glazed window to front bay aspect, panel radiator, UPVC double glazed window to rear, internal door to;

KITCHEN

15' 1" x 8' 9" (4.6m x 2.67m) With UPVC double glazed windows to side aspect, panel radiator. Kitchen comes with a range of wall and base units with roll top work surfaces, inset one and a half bowl stainless sink and drainage unit. Plumbing for washing machine, and space for dryer and fridge freezer. Door to;

REAR LOBBY

With door to bathroom and door to conservatory.

BATHROOM

With frosted UPVC double glazed windows to rear and side aspects, heated chrome towel rail. Bathroom suite comprising panelled bath with shower over, low level WC, wash basin set in vanity cupboard, extractor fan, tiled floor to ceiling.

CONSERVATORY

16' 1" x 8' 2" (4.9m x 2.49m) With UPVC double glazed windows to side and rear aspects, UPVC double glazed French doors leading to the garden.

LANDING

With UPVC double glazed window to side aspect, access to the loft hatch with pull down ladders. Doors to;

BEDROOM ONE

11' 10" x 12' 9" (3.61m x 3.89m) With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

12' 2" x 9' 9" (3.71m x 2.97m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM THREE

8' 7" x 7' 7" (2.62m x 2.31m) With UPVC double glazed window to front aspect, panel radiator, built in cupboard.

BEDROOM FOUR

7' 7" x 8' 4" (2.31m x 2.54m) With UPVC double glazed window to rear aspect, panel radiator.

WC

With UPVC double glazed window to side aspect, low level WC.

OUTSIDE

To the front is a paved drive, providing off road parking for two vehicles, wrought iron gate leading to side access with decorative paving leading to the rear patio. The patio area is on two levels with a generous seating area overlooking the garden, which is mainly laid to lawn with surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

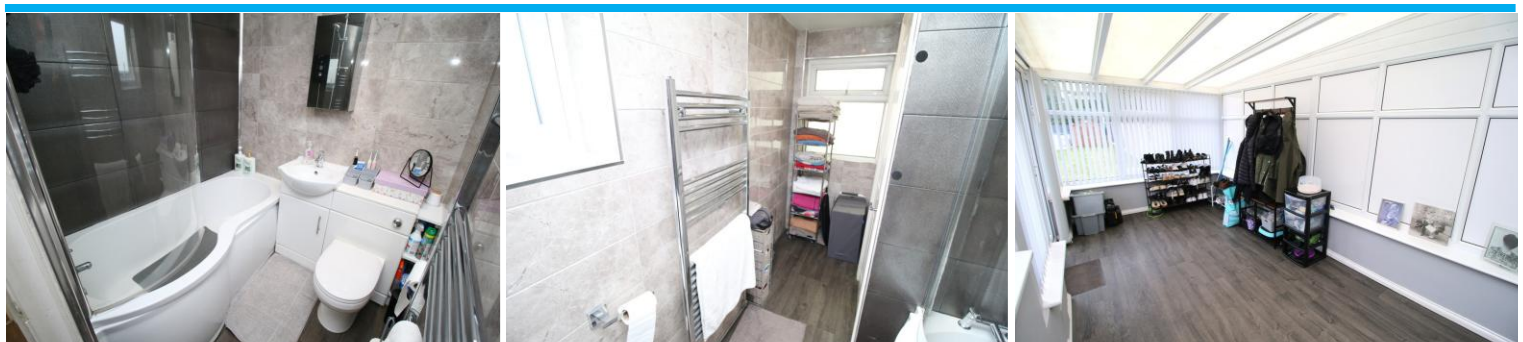
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning applications which directly effect the property. No restrictions. Parts of Bedworth and Exhall are located in a ex coal mining 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.

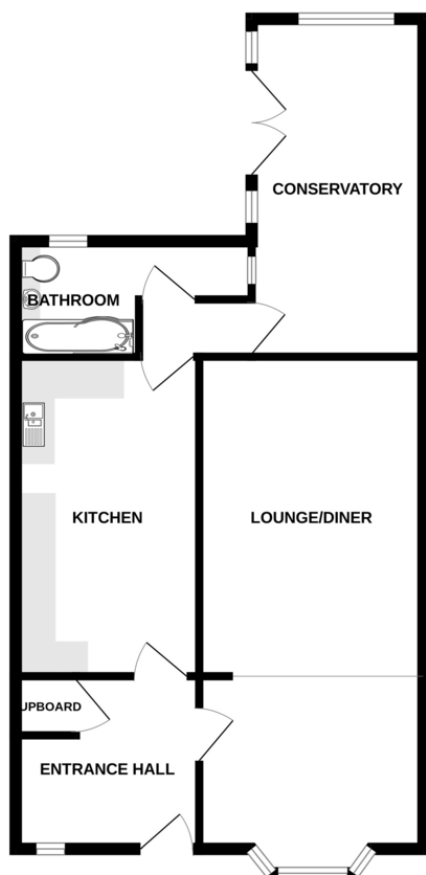
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

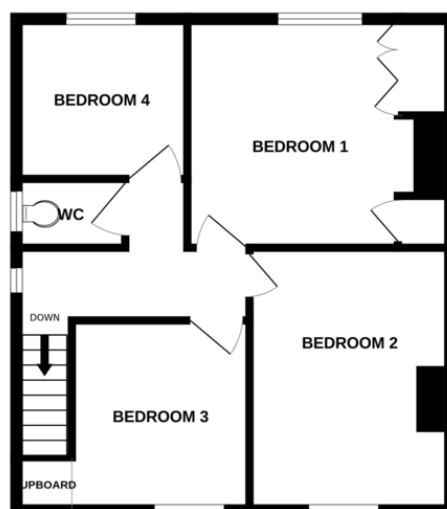
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



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

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 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