



13 River Close | Bedworth | CV12 0BZ

SPACIOUS THREE BEDROOM SEMI DETACHEDLOVELY PLOT***QUIET CUL DE SAC LOCATION***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, kitchen diner, living room, three good size bedrooms, and family bathroom. Also benefiting from outside WC, and storage cupboard, tarmac driveway, providing off road parking, garage, and side access to a generous private rear garden. Freehold. Council Tax Band C. EPC Rating D.

Asking Price Of £235,000

- Semi Detached Located In Cul De Sac
- Three Good Size Bedrooms
- Kitchen Diner
- Spacious Living Room
- Four Piece Bathroom Suite



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure UPVC double glazed door. Stairs ascending to first floor, panel radiator, doors to;

KITCHEN DINER

18' 2" x 8' 9" (5.54m x 2.67m) With UPVC double glazed windows to front and side aspect, obscure UPVC double glazed door leading to side access. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage units, integrated double electric oven with four ring gas hob, and extractor hood, plumbing for washing machine, built in dishwasher, panel radiator.

LIVING ROOM

12' 7" x 18' 4" (3.84m x 5.59m) With UPVC double glazed window to rear aspect, UPVC double glazed door leading to the garden. Panel radiator.

LANDING

With access to the loft, doors to;

BEDROOM ONE

12' 0" x 11' 3" (3.66m x 3.43m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

11' 1" x 13' 3" (3.38m x 4.04m) With UPVC double glazed window to

rear aspect, panel radiator.

BEDROOM THREE

12' 5" x 9' 2" (3.78m x 2.79m) With UPVC double glazed windows to front and side aspects, panel radiator.

FAMILY BATHROOM

10' 4" x 7' 5" (3.15m x 2.26m) With obscure UPVC double glazed window to side aspect, Four piece bathroom suite comprising; panelled bath, double walk in shower unit, low level WC, wash basin set in vanity cupboard, panel radiator, extractor fan, and shaver point. Eaves storage.

OUTSIDE WC

With UPVC door, low level WC, and corner wash basin.

OUTSIDE STORAGE CUPBOARD

With location of gas central heating boiler.

GARAGE

17' 5" x 8' 2" (5.31m x 2.49m) With Up and Over door.

OUTSIDE

To the front is a tarmac driveway providing off road parking, and direct access to a single garage. Side border with rose bushes. Side paved pathway and wrought iron gate leading to the rear. The rear garden is mainly laid to lawn with a paved patio, and paved pathway.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. 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 application which directly effect the property. No restrictions. 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.

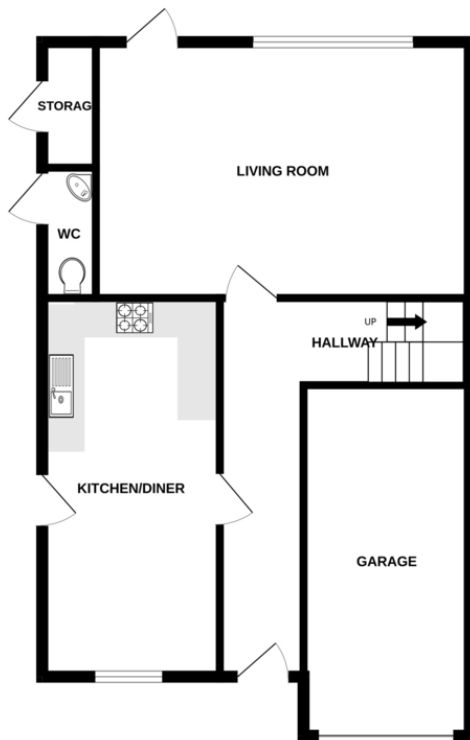
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

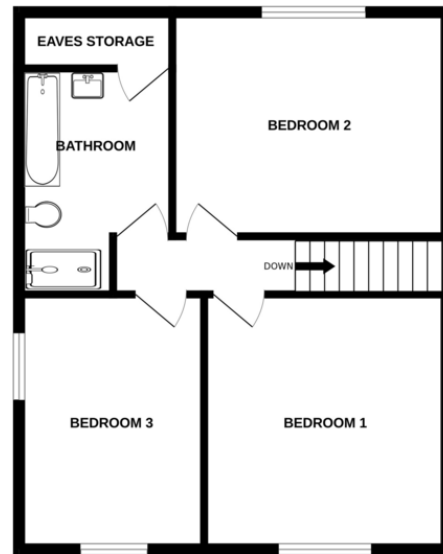
VIEWING: by prior appointment through the Sole Agents.



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

C

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