



54 Regent Street | Bedworth | CV12 9BN

Asking Price Of £160,000

TWO BEDROOM SEMI DETACHED PROPERTY LOCATED ON REGENT STREET BEDWORTH*In more detail the property comprises; entrance hall, open plan lounge, kitchen diner, with utility, and two double bedrooms with first floor bathroom. Rear garden. Freehold. Council Tax Band A. EPC Rating D.

- Semi Detached
- Two Bedrooms
- Kitchen & Bathroom
- Reception Room
- UPVC Double Glazing



Property Description

ENTRANCE HALL

UPVC double glazed entrance door, laminate flooring, single central heating radiator.

LOUNGE

13' 9" x 10' 5" (4.2m x 3.2m) UPVC double glazed window to front aspect, laminate flooring, feature fireplace with electric fire, double central heating radiator.

KITCHEN / DINING ROOM

14' 1" x 9' 10" (4.3m x 3m) Fitted with range of matching base units and wall cupboards, work surfaces over, inset single drainer stainless steel sink unit, integrated electric oven with gas hob and extractor over. Under stairs storage cupboard housing 'Worcester' boiler, laminate flooring, double central heating radiator, UPVC double glazed windows to side and rear aspects.

UTILITY ROOM

9' 2" x 5' 10" (2.8m x 1.8m) UPVC double glazed window and door to rear, laminate flooring, single central heating radiator.

STAIRS AND LANDING

UPVC double glazed window to side aspect, fitted carpet, access to roof space, ceiling smoke alarm.

BEDROOM ONE

13' 5" x 13' 1" (4.1m x 4m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator.

BEDROOM TWO

10' 5" x 10' 5" (3.2m x 3.2m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator.

BATHROOM

9' 6" x 5' 10" (2.9m x 1.8m) Paneled bath with shower over, fitted shower screen, pedestal wash hand basin, low level w.c, central

heating radiator, walls tiled to splash back areas, vinyl floor covering, UPVC double glazed window to side aspect.

FRONT GARDEN

Slabbed pathway leading to entrance, decorative gravel.

REAR GARDEN

Slabbed patio area, well maintained lawn, raised decking, fenced boundaries.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

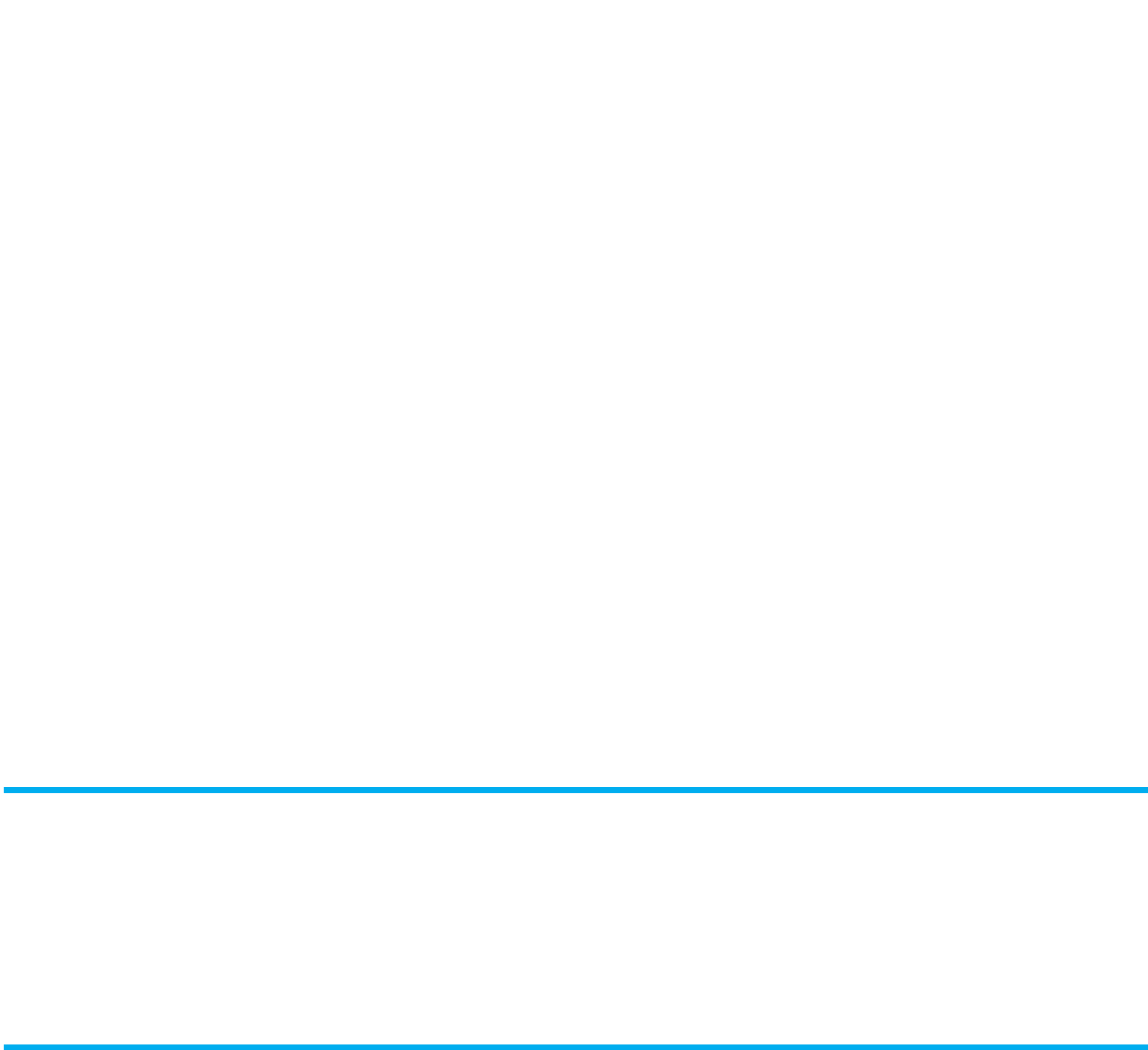
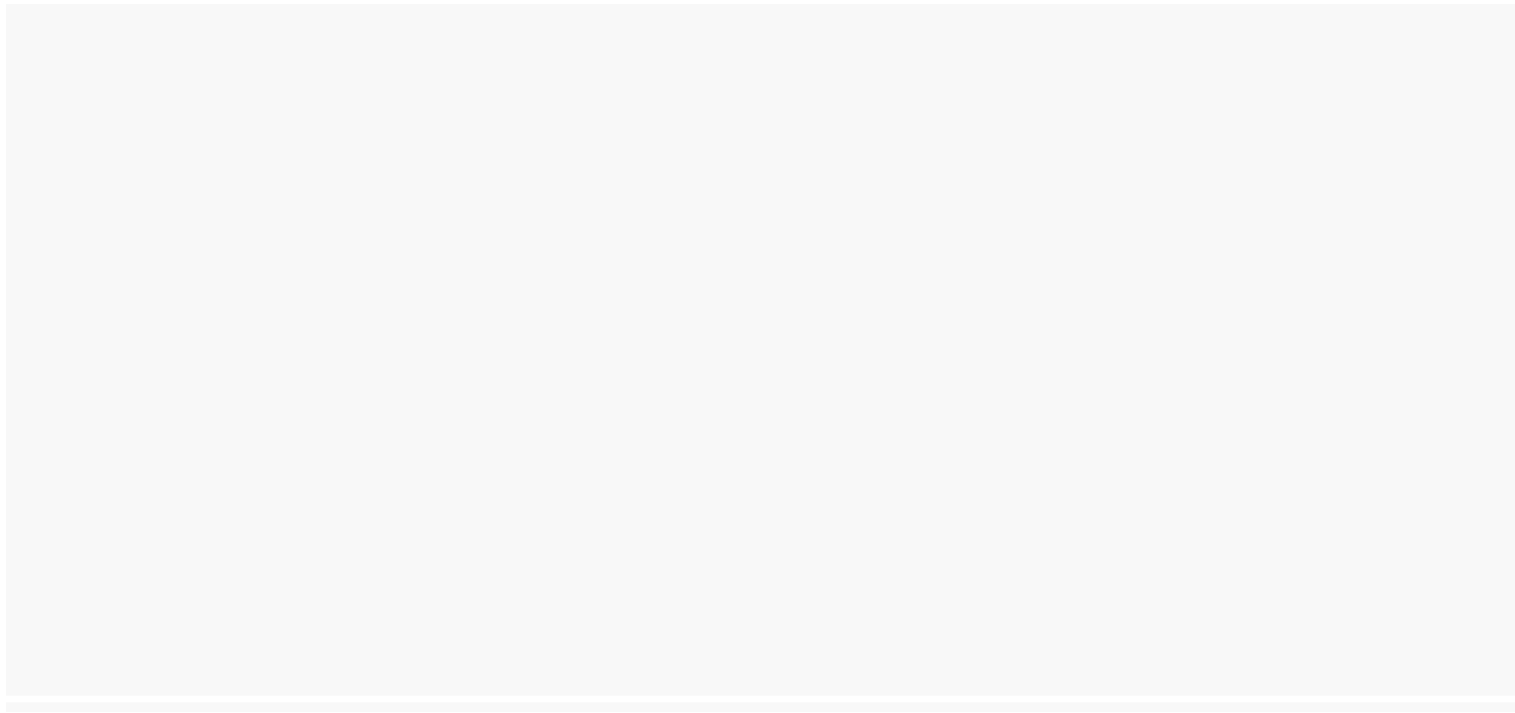
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly effect the property. No restrictions. Ex coal mining area.

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.



Tenure

Freehold

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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