



## 68 Park Road | Bedworth | CV12 8LF

\*\*\*SPACIOUS TWO BEDROOM MID TERRACED ON PARK ROAD\*\*\*OFF ROAD PARKING TO THE REAR\*\*\*WELL PRESENTED THROUGHOUT & OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; two spacious reception rooms, fitted kitchen, downstairs WC, two double bedrooms and bathroom. UPVC double glazed, gas central heated. Courtyard garden to the rear with tarmac rear drive providing off road parking. Freehold. Council Tax Band A. EPC Rating E.

## Offers In Region Of £175,000

- Spacious Mid Terraced
- No Chain
- Two Generous Reception Rooms
- Extended Kitchen & WC
- Two Double Bedrooms
- First Floor Bathroom



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### RECEPTION ROOM ONE

13' 1" x 13' 1" (3.99m x 3.99m) Access to the property via UPVC door, UPVC double glazed window to front aspect, panel radiator. Door to;

### RECEPTION ROOM TWO

20' 6" x 12' 7" (6.25m x 3.84m) With glazed window to rear aspect, obscure UPVC double glazed door leading to the kitchen. Panel radiator. Under stairs storage cupboard. Door to access the stairs.

### EXTENDED KITCHEN

12' 5" x 9' 7" (3.78m x 2.92m) With UPVC double glazed windows to rear and side aspects. UPVC double glazed door leading to the courtyard garden. Kitchen comes a range of wall and base units with roll top work surfaces. Inset stainless steel sink and drainage unit. Integrated electric oven with ceramic hob. Plumbing for washing machine. Storage cupboard. Door to;

### WC

With obscure glazed window to side aspect. Low level WC.

### LANDING

With access to the loft hatch. doors leading off to;

### BEDROOM ONE

13' 0" x 13' 0" (3.96m x 3.96m) With UPVC double glazed window to front aspect. Built in wardrobes. Panel radiator.

### BEDROOM TWO

13' 0" x 13' 1" (3.96m x 3.99m) With UPVC double glazed window to rear aspect, panel radiator. Built in cupboard.

### BATHROOM

7' 2" x 5' 5" (2.18m x 1.65m) White bathroom suite comprising, panelled bath with shower over, low level WC, and wash basin. Heated chrome towel, and extractor fan.

### OUTSIDE

To the front is a paved fore garden with surrounding brick wall and wooden gate.

The rear courtyard garden is mainly paved, with a gate leading to off road parking tarmac drive, located off Saunders Avenue.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

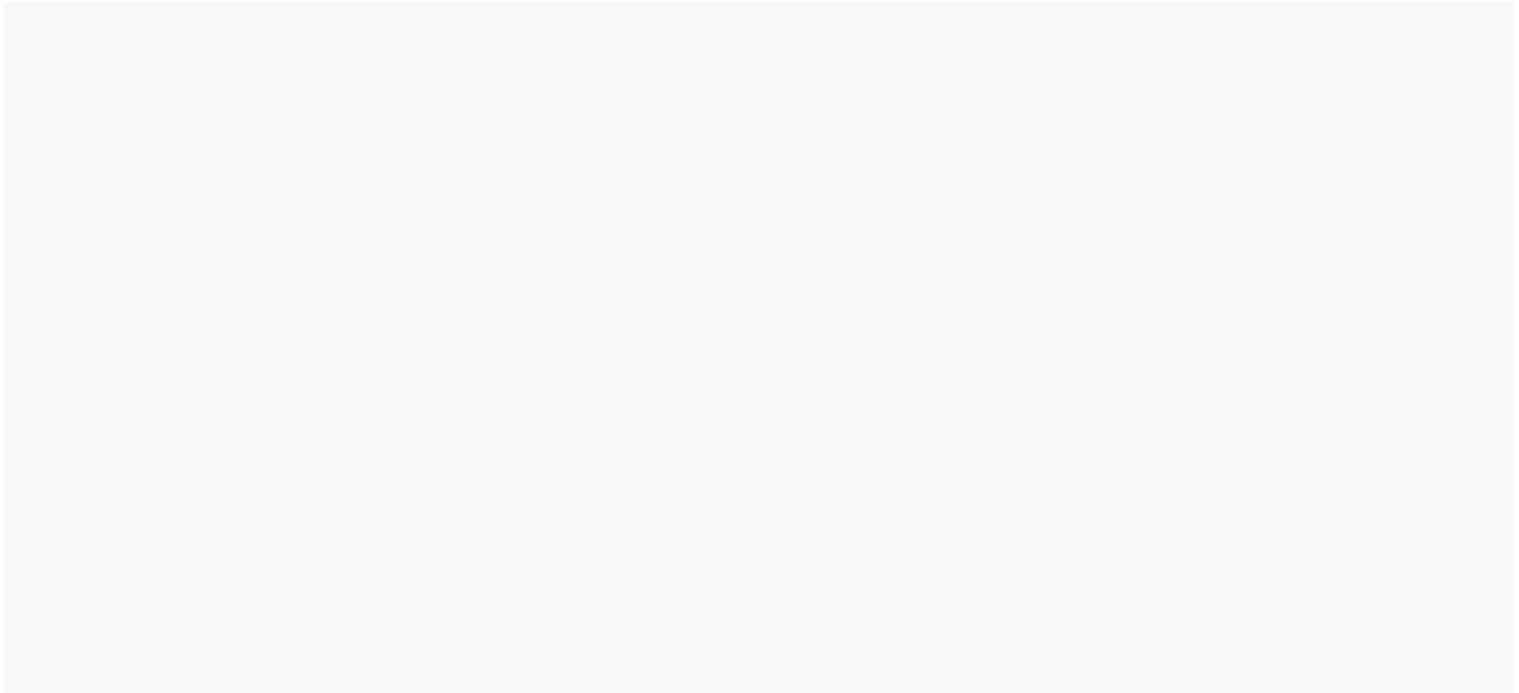
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly effect the property. No restrictions. Ex coal mining area.

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.

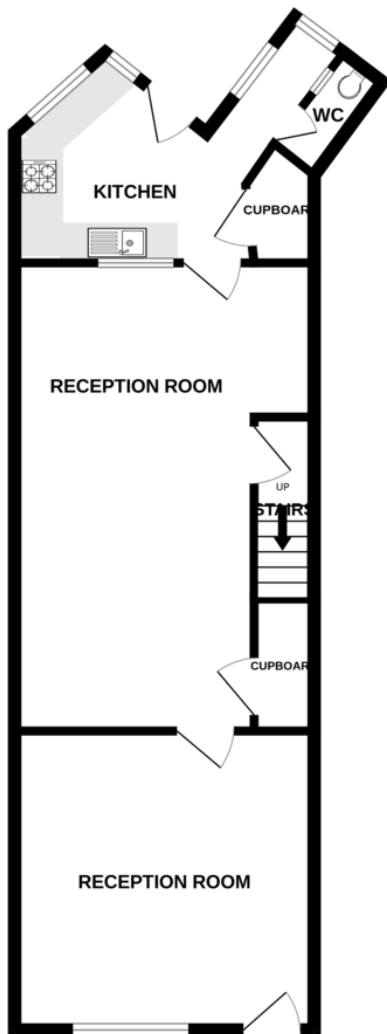
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

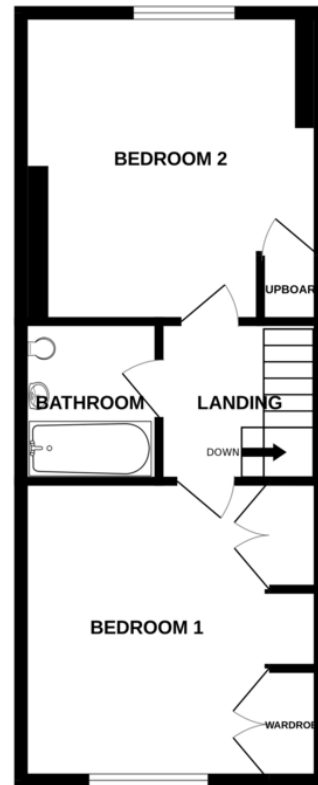
VIEWING: by prior appointment through the Sole Agents.



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

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 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