



18 Suffolk Close | Bedworth | CV12 8RB

Asking Price Of £175,000

TWO BEDROOM MID TERRACED SITUATED IN A QUIET CUL DE SAC LOCATIONGARAGE & OFF ROAD PARKING***In brief the property comprises; entrance hall, living room, kitchen breakfast room, two double bedrooms, and bathroom. Also benefiting from off road parking, garage, and private rear garden. Freehold. Council Tax Band B. EPC commissioned.

- Mid Terraced
- Quiet Cul De Sac Location
- Garage & Off Road Parking
- Two Double Bedrooms
- Kitchen & Bathroom



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure glazed composite door. Door to;

LIVING ROOM

14' 8" x 13' 5" (4.47m x 4.09m) With UPVC double glazed window to front aspect, stairs ascending to first floor landing, under stairs storage cupboard. Electric fire. Door to;

KITCHEN/BREAKFAST ROOM

8' 8" x 13' 8" (2.64m x 4.17m) With UPVC double glazed window to rear aspect, UPVC door leading to the garden. Kitchen comes with a range of wall & base units with roll top work surfaces, inset Belfast style sink, integrated electric oven with four ring gas hob, plumbing for washing machine.

LANDING

BEDROOM ONE

11' 2" x 13' 7" (3.4m x 4.14m) With UPVC double glazed window to front aspect, electric panel heater.

BEDROOM TWO

11' 8" x 7' 8" (3.56m x 2.34m) With UPVC double glazed window to rear aspect.

BATHROOM

With obscure UPVC double glazed window to rear aspect. White

bathroom suite comprising, panelled bath with shower over, low level WC, and wash basin.

OUTSIDE

To the front is mainly gravelled with a paved pathway leading to the front door. The rear garden is also gravelled with a side paved border. Rear gate leading to pathway with access to the garage. The garage has an up and over door, with off road parking directly in front.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

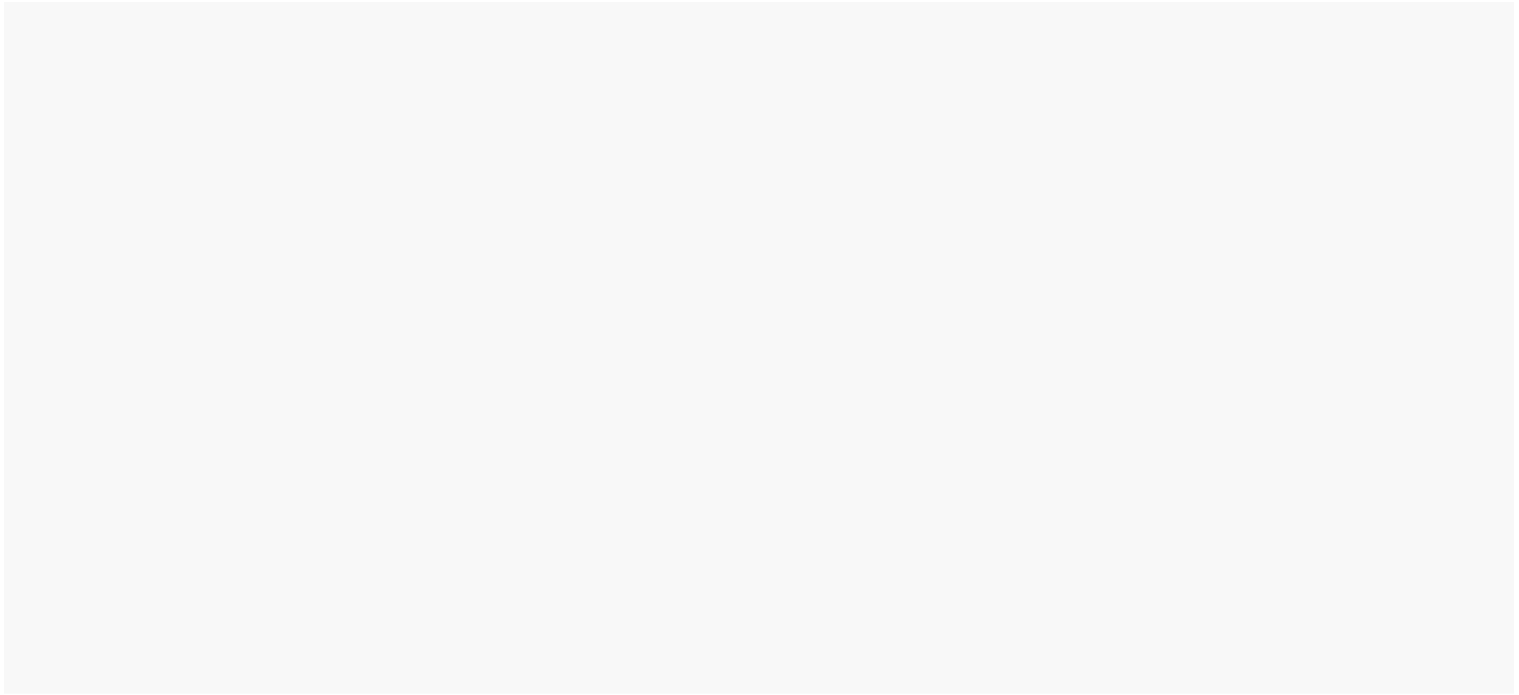
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

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.

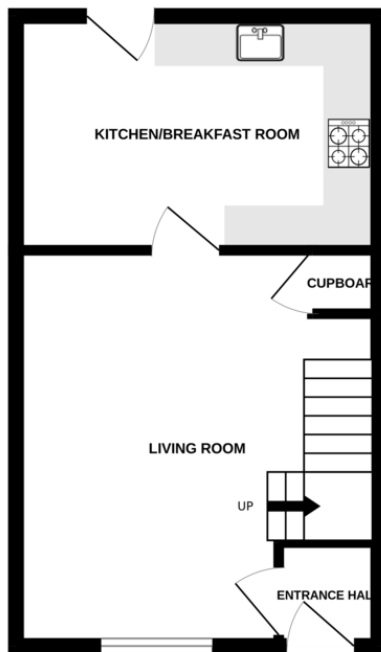
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

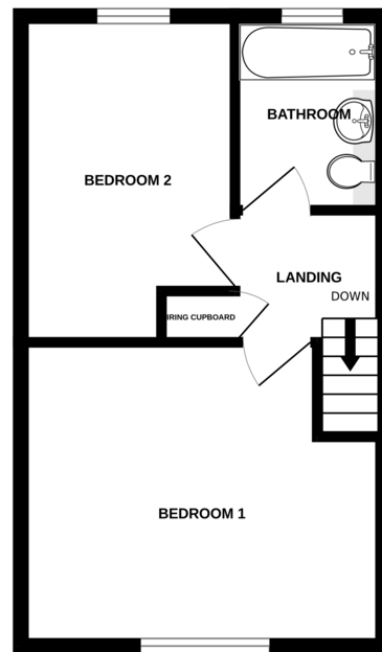
VIEWING: by prior appointment through the Sole Agents.



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 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