



Bulkington Road, Bedworth, CV12 9ED

£190,000

Pointons
independent estate agents

* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer for sale this extended three bedroom mid terraced residence on Bulkington Road, Bedworth, opposite Nicholas Chamberlain school and within walking distance of the town centre and train station. This property benefits from gas central heating and double glazing throughout. In brief the home comprises of an entrance hall, living room, dining room and extended kitchen and downstairs WC, to the first floor there are three bedrooms and a family bathroom.

Tarmacked garden to front with potential for driveway, enclosed paved garden to rear and brick built store room. Offered with no upward chain and viewings are strictly via the agent. EPC TBC



Entrance Hall

Entrance via front door, stairs off to the first floor, door to:

Living Room 14'1" x 12'10"

Double glazed bay window to front, carpeted and radiator.

Dining Room 8'6" x 16'1"

Two double glazed windows to kitchen, under stairs storage cupboard, carpeted and radiator.

Kitchen 9'10" x 11'10"

Fitted with a matching range of base and eye level unit with worktop space over, stainless steel sink unit with single drainer and taps over, built in fan assisted oven, four ring gas hob and extractor hood over, plumbing for washing machine, space for fridge/freezer, tiled splashback, laminate flooring, double glazed window to rear and door to rear garden.

WC

Low level WC, hand wash basin with pedestal taps and obscure double glazed window to rear.

Landing

Carpeted with doors off to various rooms.

Bedroom 11'10" x 9'2"

Double glazed window to front, carpeted and radiator.

Bedroom 11'6" x 9'2"

Double glazed window to rear, carpeted and radiator.

Bedroom 8'6" x 6'7"

Double glazed window to rear, carpeted and radiator.

Bathroom 6'3" x 7'10"

Fitted with a panelled bath with shower over, low level WC, hand wash basin with pedestal taps, tiled splashback, heated towel rail, laminate flooring and obscure double glazed window to front.

Outside

To front there is a tarmacked frontage with potential for off road parking, enclosed paved rear garden.

Store Room

Brick built store room with power and lighting

Tenure

Freehold

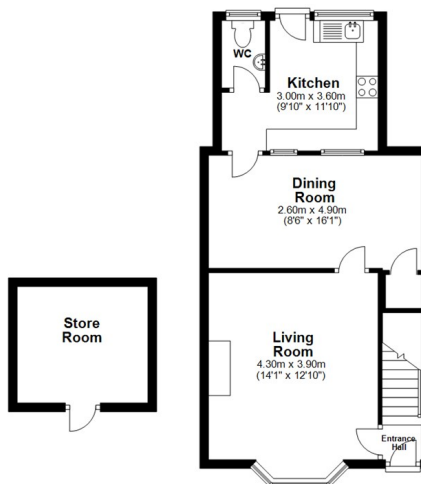
Council Tax

Nuneaton & Bedworth Borough Council - Band A

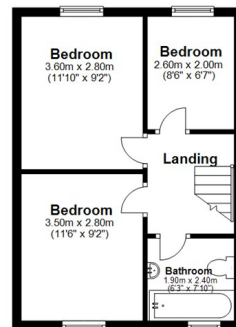
General Information

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.

Ground Floor
Approx. 53.8 sq. metres (579.3 sq. feet)



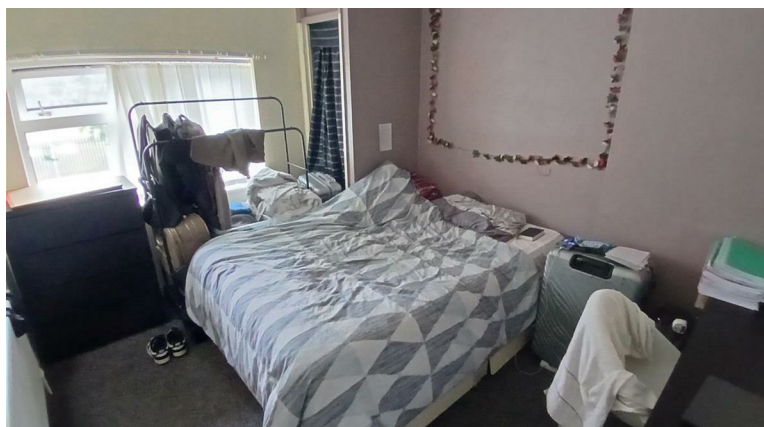
First Floor
Approx. 35.6 sq. metres (383.4 sq. feet)



Total area: approx. 89.4 sq. metres (962.7 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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