



## 49 Wood Street | Bedworth | CV12 8AY

\*\*\*END TERRACED LOCATED ON WOOD STREET OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; two reception rooms, kitchen, two double bedrooms, bathroom, and separate WC. Benefiting from UPVC double glazing, gas central heating, and private rear garden. Freehold. Council Tax Band B. EPC Rating D.

**Asking Price Of £140,000**

- End Terraced
- Offered With No Onward Chain
- Two Reception Rooms
- Kitchen
- Two Double Bedrooms



## Property Description

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### Lounge

12' 1" x 11' 4" Having UPVC double glazed window, single central heating radiator, wall mounted gas fire, fitted cupboard housing the electric meter.

### Rear Living/Dining Room

12' 2" x 13' 1" Having UPVC double glazed window, double central heating radiator, wall mounted gas fire, door to under stairs storage cupboard.

### Kitchen

10' 1" x 7' 1" Having UPVC double glazed window, tiled floor, fitted kitchen comprising stainless steel single drainer sink unit with mixer tap, range of matching base units with drawers, plumbing for automatic washing machine gas cooker, range of matching eye-level wall cupboards incorporating glazed display cupboard and display shelving half tiled walls, UPVC door to rear.

### Stairs and Landing

### Bedroom One

11' 3" x 12' 1" Having UPVC double glazed window, single radiator, door to built-in wardrobe cupboard with hanging rail and access to roof space.

### Bedroom Two

13' 2" x 9' 3" Having UPVC double glazed window, double central heating radiator.

### Bathroom

Having partly tiled walls, UPVC double glazed window, panelled bath, pedestal wash basin, door to fitted cupboard, location gas central heating combination boiler.

### Separate Toilet

Having low level WC suite.

### Outside

Shared Entry access to rear of property there being a pedestrian Right of Way to adjoining properties. Beyond which there is a garden area.

### General Information / Material Information Part C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. 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. Right of access through neighbouring garden for entry.

**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.

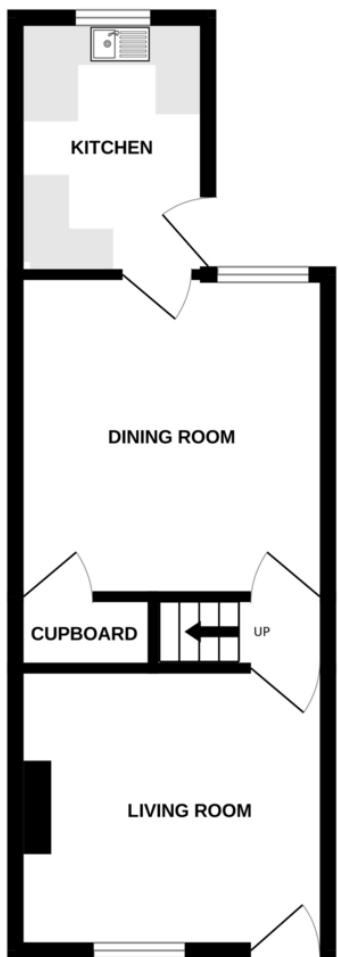
**FIXTURES AND FITTINGS:** only those as mentioned in these details will be included in the sale.

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

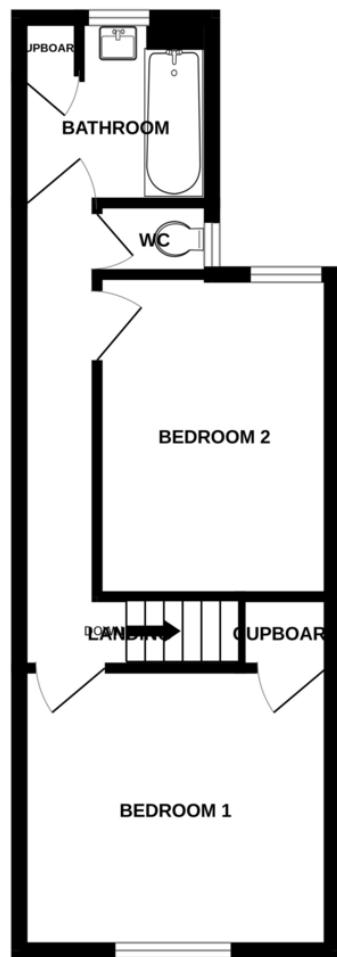
**VIEWING:** by prior appointment through the Sole Agents.



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