



20 Rosemullion Close | Exhall | CV7 9NQ

OFFERED WITH NO UPWARD CHAINPERFECT FIRST TIME BUYERS HOME OR BUY TO LET** A well presented two bedroom property, located in the sought after Cedars Estate with excellent access into Bedworth and Coventry and to the M6. The accommodation briefly comprises porch, entrance hall with stairs to the first floor, lounge, fitted kitchen. To the first floor are two double bedrooms and a family bathroom. Externally there are front and rear gardens, parking space and single garage in block. Council Tax Banding A. EPC rating D.

Asking Price Of £169,950

- Mid Terraced
- Two Double Bedrooms
- Living Room & Fitted Kitchen
- Parking Space & Garage In Block
- Electric Heating

Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE PORCH

Access via a double glazed uPVC front door.

ENTRANCE HALL

Giving access to the lounge and stairs to the first floor there is an electric storage heater and tiled floor.

LOUNGE

16'10" x 10' 6" With UPVC double glazed window to the front aspect. Sliding doors give access to the fitted kitchen.

KITCHEN BREAKFAST ROOM

8'6" x 13'5" With UPVC double glazed window to rear aspect. A range of white base and eye level units with a stainless steel sink and integrated oven and hob. A useful breakfast bar and UPVC door to the rear garden.

LANDING

BEDROOM ONE

12'1" X 13'6" (max) With UPVC double glazed window to front aspect, electric heating.

BEDROOM TWO

11'2" x 7'9" With UPVC double glazed window to rear aspect, electric heating, and built in wardrobe.

BATHROOM

6'5" x 6'2" With obscure UPVC double glazed window to rear aspect. A white bathroom suite comprising, panelled bath with shower over, low level WC, and wash basin.

OUTSIDE

Laid to lawn front garden and an enclosed rear garden which is laid to lawn, and patio area. Access to the rear alleyway,

with rear gate. Garage in Block, and parking space.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

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.

Mains Electric, Gas not connected but available in the road. The telephone is available subject to the appropriate telephone companies regulations.

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

Council Tax Band

A

Viewing Arrangements

Strictly by appointment

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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