



84 Nuneaton Road | Bedworth | CV12 8AR

Guide Price £115,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £115,000THREE BEDROOM MID TERRACED***OFFERED WITH NO ONWARD CHAIN***Spread over three floors the property offers; front living room, kitchen diner, three bedrooms and bathroom. UPVC double glazing, gas central heating. Courtyard garden with outside WC. Two garages for storage to the rear. Freehold. EPC Rating C. Council Tax Band A.

- Immediate 'exchange of contracts' available
- Three Bedrooms & Bathroom
- Living Room & Kitchen Diner
- Being sold via 'Secure Sale'
- Offered With No Onward



Property Description

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LOUNGE

13' 5" x 10' 9" (4.111m x 3.290m) Hardwood entrance door into lounge, UPVC double glazed window to front aspect, feature brick fireplace with wood burner, laminate flooring, central heating radiator, door through to:

KITCHEN

17' 6" x 10' 11" (5.347m x 3.345m) UPVC double glazed window to rear aspect, hardwood door to rear garden, fitted with a range of wooden shaker style base units & wall cupboards, complimentary work top, gas hob & electric oven with extractor above, stainless steel sink unit, plumbing for washing machine & dishwasher, tiled flooring, storage cupboard, door leading through to:

STAIRS & LANDING 1ST FLOOR

fitted carpet, doors leading to bedrooms one & two and the bathroom

BEDROOM ONE

13' 6" x 10' 9" (4.129m x 3.301m) UPVC double glazed window to front aspect, central heating radiator, fitted carpet

BEDROOM TWO

5' 9" x 5' 4" (1.769m x 1.628m) UPVC double glazed window to rear aspect, central heating radiator, fitted carpet

BATHROOM

UPVC double glazed window to rear aspect with privacy glass, white panelled bath with shower above, glass shower screen, white low level

w.c, white pedestal wash basin, fully tiled, heated towel rail,

STAIRS TO SECOND FLOOR

fitted carpet

BEDROOM THREE (SECOND FLOOR)

10' 11" x 14' 3" (3.352m x 4.368m) Converted from the loft space, UPVC double glazed window to rear aspect, central heating radiator, fitted carpet, storage cupboard

REAR GARDEN

Brick built storage shed housing boiler & low level w.c, brick & concrete patio area, fenced boundaries, permitted access through rear gardens to:

DOUBLE GARAGE (Storage Only)

Double garages with up & over door (for storage)

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Parts of Bedworth & Exhall are located in an ex coal mining area. Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is 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.

NOTE:

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

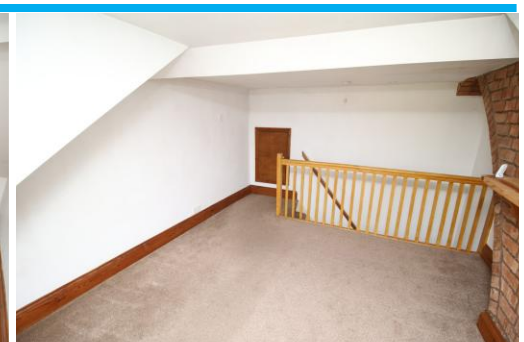
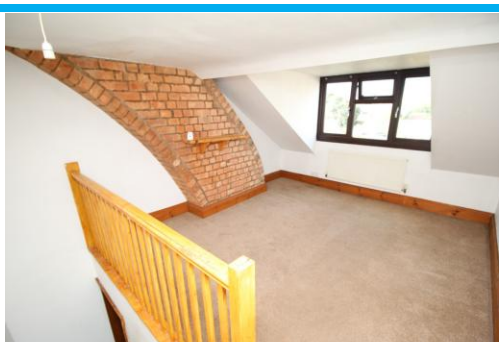
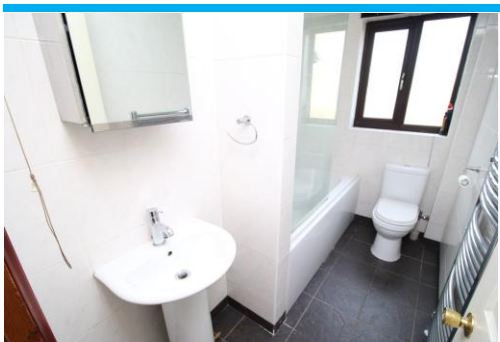
This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

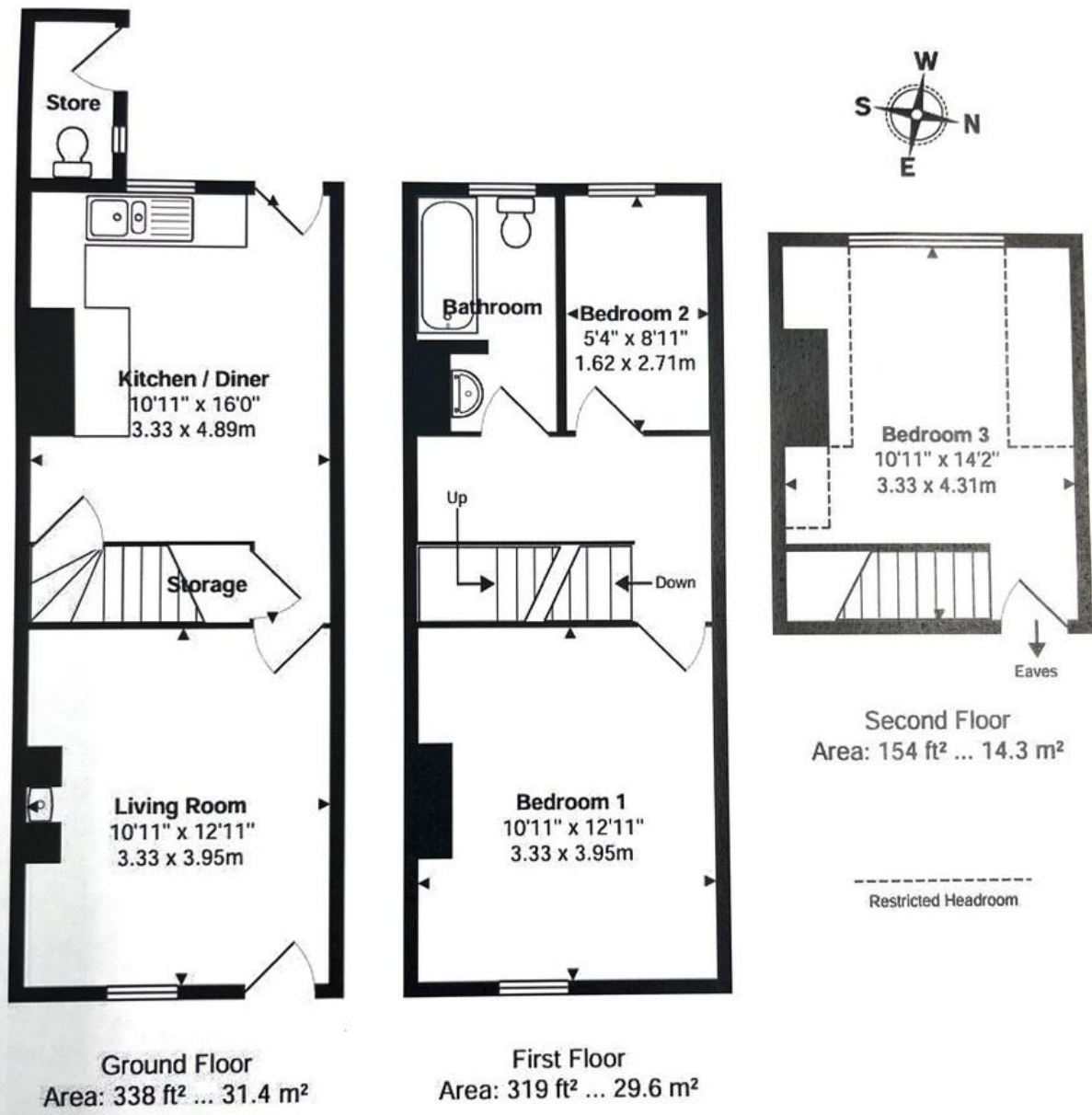
The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.

Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

The property is being sold via a transparent online auction.

In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money





Tenure

Freehold

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 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	72	
(55-68)	D		
(39-54)	E		