



6 Martins Road | Bedworth | CV12 0DR

Asking Price Of £250,000

EXTENDED & WELL PRESENTED SEMI DETACHED BUNGALOWGENEROUS SIZE GARAGE**OFF ROAD PARKING***DELIGHTFUL REAR GARDEN*** In brief the property comprises; hallway, spacious lounge, two bedrooms, lovely bathroom, extended kitchen/diner, and utility room. Also benefitting from UPVC double glazing, gas central heating, block paved front drive, shared tarmac driveway leading to garage, and private garden. Freehold. Council Tax Band B. EPC Rating D.

- Semi Detached Bungalow
- Extended Kitchen Diner
- Spacious Lounge
- Two Bedrooms
- Lovely Bathroom



Property Description

*****EXTENDED & WELL PRESENTED SEMI DETACHED BUNGALOW***GENEROUS SIZE GARAGE**OFF ROAD PARKING***DELIGHTFUL REAR GARDEN***** In brief the property comprises; hall way, spacious lounge, two bedrooms, lovely bathroom, extended kitchen/diner, and utility room. Also benefitting from UPVC double glazing, gas central heating, block paved front drive, shared tarmac driveway leading to garage, and private garden. Freehold. Council Tax Band B. EPC Rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

HALLWAY

Access to the property via side entrance through obscure double glazed composite door, panel radiator, access to the loft hatch, airing cupboard, doors to;

LOUNGE

16' 5" x 13' 6" (5m x 4.11m) With UPVC double glazed window to front aspect, panel radiator, wall mounted electric fire.

BEDROOM ONE

12' 2" x 10' 0" (3.71m x 3.05m) With obscure UPVC double glazed window to rear, panel radiator.

BEDROOM TWO

8' 4" x 8' 11" (2.54m x 2.72m) With UPVC double glazed window to front aspect, panel radiator.

BATHROOM

7' 7" x 9' 4" (2.31m x 2.84m) With obscure UPVC double glazed window to side aspect, bathroom suite comprising panelled bath, low level WC, wash basin, shower cubicle, heated chrome towel rail, and extractor fan.

KITCHEN DINER

14' 3" x 14' 1" (4.34m x 4.29m) With UPVC double glazed windows to

side and rear aspects. UPVC double glazed French doors leading to the garden. A range of wall and base units with contrasting work tops, inset stainless steel sink with drainage unit, integrated double electric oven with four ring electric hob, and extractor hood. Space for fridge freezer, plumbing for dishwasher and washing machine. Cupboard housing gas central heating boiler. Wooden framed glazed door leading to;

UTILITY ROOM

7' 8" x 8' (2.34m x 2.44m) With UPVC double glazed French doors leading to garden. UPVC double glazed window to rear aspect. Base cupboards with roll top work surfaces, underneath counter space for dryer.

GARAGE

18' 3" x 14' 9" (5.56m x 4.5m) Electric roller door, Side door.

OUTSIDE

To the front is a dropped kerb leading to a block paved driveway. Shared tarmac driveway with access to the garage, and side gate leading to the garden.

The rear garden has a paved patio area, laid to lawn with additional astro turf lawn, and rear patio area, with feature raised planters. Well maintained borders.

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 affect the property. No restrictions. Ex coal mining area. Standard brick construction.

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.

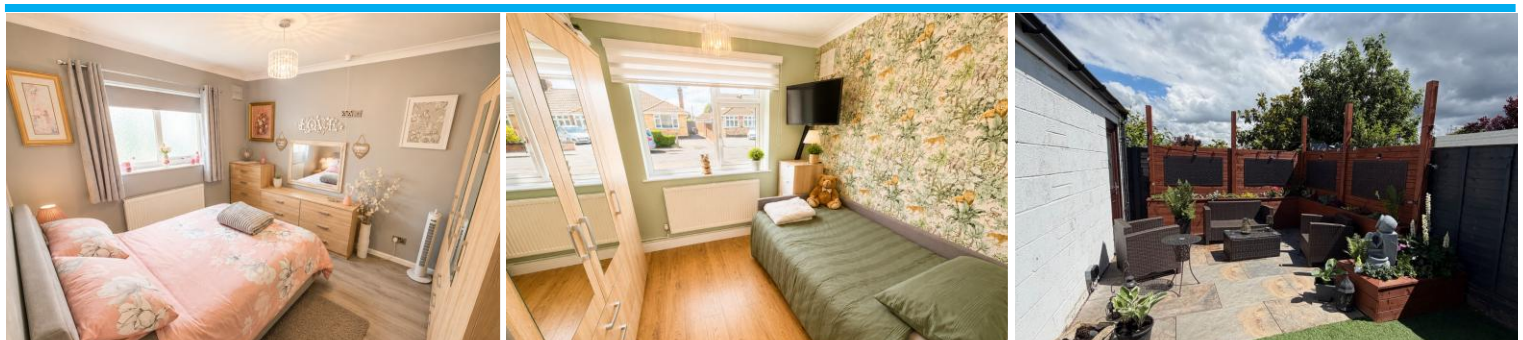
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

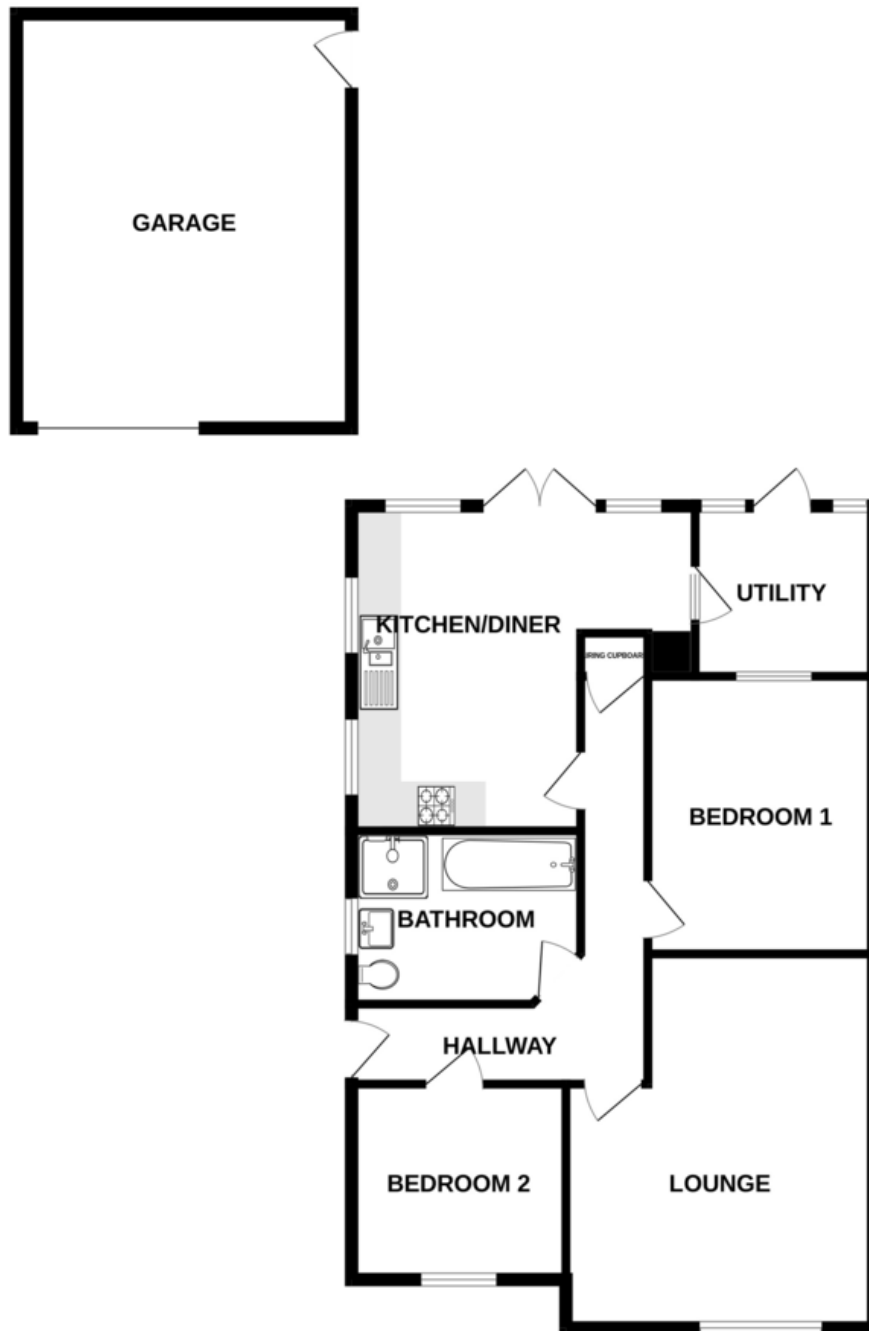
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR



Tenure

Freehold

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.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		