



62 Newdigate Road | Bedworth | CV12 8EF

LOVELY REAR GARDENTRADITIONAL BAYED THREE BEDROOM SEMI DETACHED***OFFERED WITH NO ONWARD CHAIN***In brief the property comprises; entrance hall, through lounge diner, fitted kitchen, three bedrooms and bathroom. Also benefiting from UPVC double glazing, gas central heating off road parking, and generous rear garden. EPC Rating D. Council Tax Banding B.

Asking Price Of £239,950

- Traditional Bayed Semi Detached
- Three Bedrooms & Bathroom
- Through Lounge Diner
- Fitted Kitchen
- Off Road Parking



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure UPVC double glazed door, obscure UPVC double glazed windows to front aspect, panel radiator, stairs ascending to first floor landing, under stairs storage cupboard. Doors to;

LOUNGE DINER

25' 1" x 11' 3" (7.65m x 3.43m) With UPVC double glazed windows to front bay aspect, panel radiator. Feature fireplace with inset gas fire. UPVC double glazed French doors leading to the garden.

KITCHEN

14' 1" x 5' 10" (4.29m x 1.78m) With UPVC double glazed window to rear aspect, UPVC double glazed door leading to side aspect. A range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, electric oven with four ring gas hob, and extractor fan. Space for fridge freezer, and plumbing for washing machine. Panel radiator.

LANDING

Access to the loft hatch. UPVC double glazed window to side aspect, doors off to;

BEDROOM ONE

13' 5" x 13' 0" (4.09m x 3.96m) With UPVC double glazed window to front bay aspect, panel radiator.

BEDROOM TWO

11' 7" x 11' 2" (3.53m x 3.4m) With UPVC double glazed window to rear aspect, panel radiator.

BEDWORTH THREE

6' 2" x 5' 10" (1.88m x 1.78m) With UPVC double glazed window to rear aspect, panel radiator.

BATHROOM

7' 4" x 6' 1" (2.24m x 1.85m) With obscure UPVC double glazed window to rear aspect, white bathroom suite comprising panelled bath, shower over, low level WC, wash basin, panel radiator.

OUTSIDE

To the front is a paved frontage providing off road parking. Side wrought iron gate with side paved pathway leading to the rear. The rear garden has a paved patio, generous garden which is mainly laid to lawn with well stocked borders, wooden shed, and brambled area to the bottom of the garden.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. 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.

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.

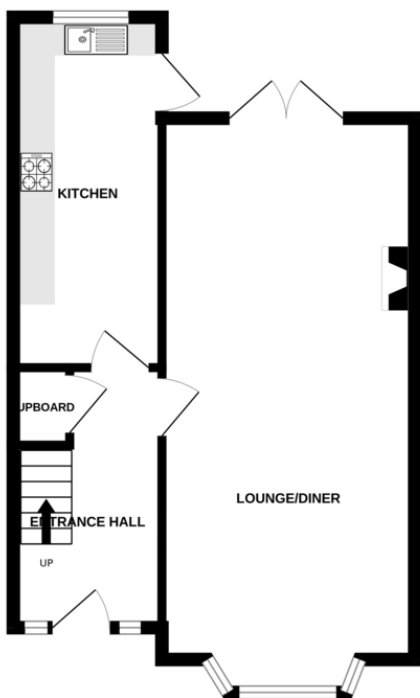
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

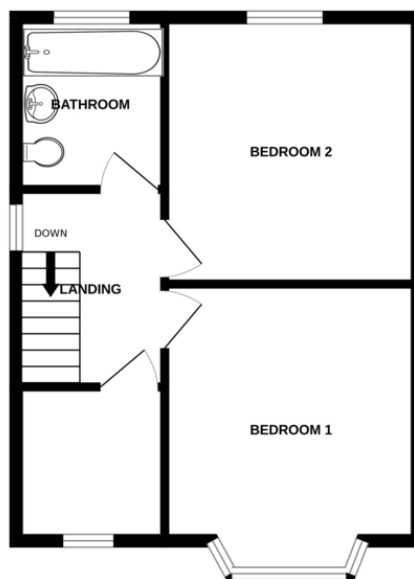
VIEWING: by prior appointment through the Sole Agents.



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.
Made with Metropix 62025

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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D	58	
(39-54)	E		