



10 Newdgate Road | Bedworth | CV12 8EE

Asking Price Of £235,000

EXTENDED TO THE REAROFFERED WITH NO ONWARD CHAIN***GENEROUS REAR GARDEN*** In brief the property comprises; entrance porch, and entrance with hall with original Minton tiles, front living room, extended dining room, kitchen, three bedrooms and shower room. Also benefiting from UPVC double glazing, gas central heating, front drive providing off road parking, generous rear garden, and outside WC. Freehold. Council Tax Band B. EPC Rating D.

- Extended Semi Detached
- Offered With No Onward Chain
- Three Bedrooms & Shower Room
- Living Room & Extended Dining Room
- Kitchen



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISSES;

ENTRANCE PORCH

Access to the property via UPVC double glazed double doors, original Minton tiles, Obscure UPVC double glazed door leading to;

ENTRANCE HALL

With stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, original Minton tiles, and doors to;

LIVING ROOM

11' 1" x 11' 3" (3.38m x 3.43m) With UPVC double glazed window to front bay aspect, panel radiator, feature fireplace with inset gas fire.

EXTENDED DINING ROOM

20' 1" x 11' 3" (6.12m x 3.43m) With UPVC double glazed door leading to the garden. UPVC double glazed windows to rear aspect, panel radiator. Feature fireplace with inset gas fire.

KITCHEN

16' 0" x 5' 11" (4.88m x 1.8m) With UPVC double glazed window to side aspect, Obscure UPVC double glazed door leading to side aspect. A range of wall and base units with roll top work surfaces, inset one and half bowl sink and drainage unit, integrated electric oven with four ring gas hob, wall mounted gas central heating boiler.

LANDING

With obscure UPVC double glazed window to side aspect, access to the loft hatch, doors to;

BEDROOM ONE

12' 0" x 10' 3" (3.66m x 3.12m) With UPVC double glazed window to front bay aspect, panel radiator.

BEDROOM TWO

11' 7" x 10' 3" (3.53m x 3.12m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

7' 10" x 6' 6" (2.39m x 1.98m) With UPVC double glazed window to front aspect, panel radiator.

SHOWER ROOM

With obscure UPVC double glazed window to rear aspect, panel radiator, shower cubicle, low level WC, wash basin, shaver point.

OUTSIDE

To the front is a tarmac driveway providing off road parking, side passage to side gate leading to the rear.

To the rear is a generous garden with paved patio, and mainly laid to lawn with side borders, and gravelled area. Wooden shed. Outside WC with low level WC, and obscure UPVC double glazed window.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

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

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues, or planning applications which directly impact the property.

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,

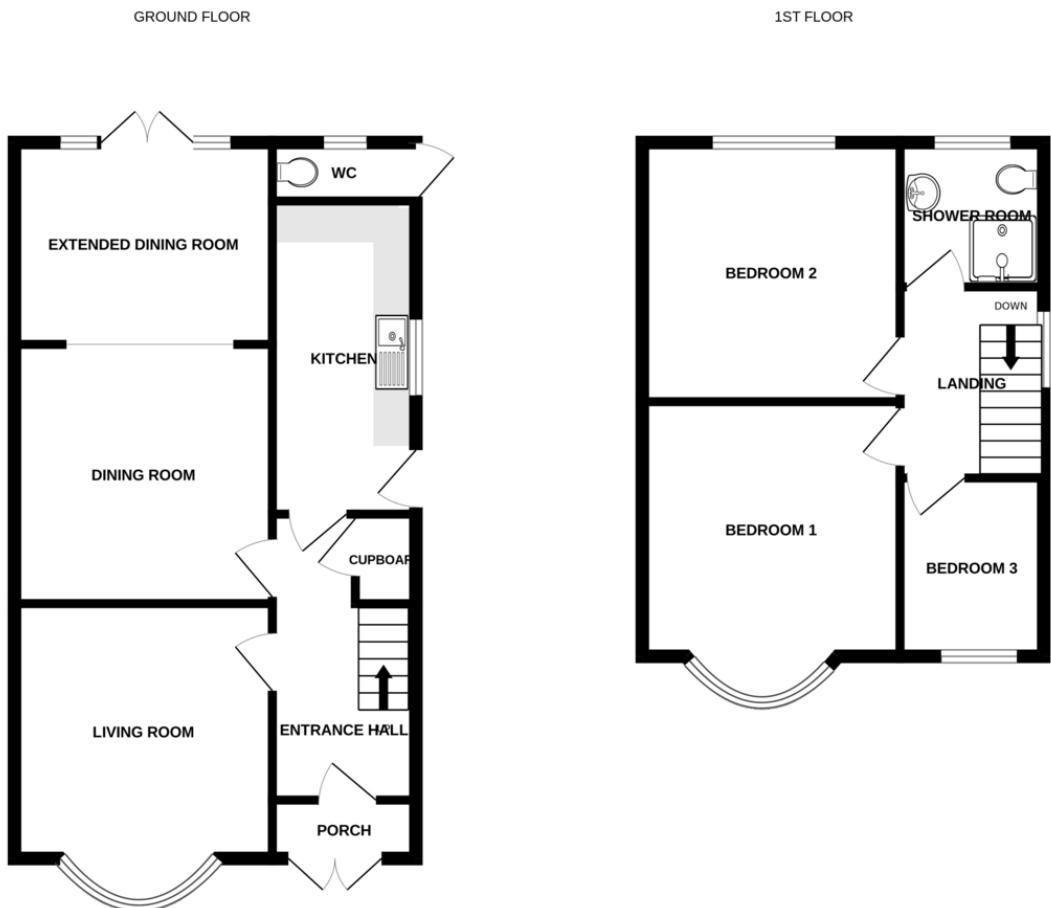
equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.





Whilst every effort 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