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5 Smith Street | Bedworth | CV12 0DA

Asking Price Of £240,000

*** EXTENDED TO THE REAR PROVIDING SPACIOUS KITCHEN DINER***SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, living room, two double bedrooms, office / utility room, four piece bathroom suite, extended kitchen diner, and conservatory. Also benefiting from UPVC double glazing, gas central heating, block paved drive, single garage, outbuildings, and work shop. Freehold. Council Tax Band B. EPC Rating D.

- Extended Semi Detached Bungalow
- Driveway & Garage
- Three Bedrooms
- Four Piece Bathroom Suite
- Extended Kitchen Diner & Conservatory





Property Description

*** EXTENDED TO THE REAR PROVIDING SPACIOUS KITCHEN DINER***BEDROOM SEMI DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, living room, two double bedrooms, third bedroom / office room, four piece bathroom suite, extended kitchen diner, and conservatory. Also benefiting from UPVC double glazing, gas central heating, block paved drive, single garage, outbuildings, and work shop. Freehold. Council Tax Band B. EPC Rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

HALLWAY
Access to the property via obscure UPVC double glazed front door, panel radiator, access to the loft with pull down ladders, two cupboards, doors to;

LIVING ROOM
13' 2" x 10' 2" (4.01m x 3.1m) With UPVC double glazed window to front aspect, panel radiator, feature fireplace with inset gas fire.

BEDROOM ONE
12' 2" x 10' 2" (3.71m x 3.1m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM TWO
11' 5" x 9' 3" (3.48m x 2.82m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM THREE / OFFICE
6' 4" x 8' 9" Max (1.93m x 2.67m) With UPVC double glazed window to rear aspect, panel radiator.

BATHROOM
6' 5" x 7' 9" (1.96m x 2.36m) With obscure UPVC double glazed window to side aspect, panel radiator. Four piece bathroom suite comprising panelled bath, low level WC, and wash basin set in vanity unit, walk in shower, extractor fan, and tiled floor to ceiling.

KITCHEN DINER
8' 2" x 17' 3" (2.49m x 5.26m) With UPVC double glazed window to rear aspect, panel radiator. Kitchen comes with a range of wall and base units with roll top work surfaces, inset one and half bowl stainless steel sink and drainage unit, space for cooker, plumbing for washing machine. Opening into;

CONSERVATORY
8' 8" x 6' 7" (2.64m x 2.01m) With UPVC double glazed windows to rear and side aspects, UPVC double glazed door leading to the garden, panel radiator.

OUTSIDE
To the front is a laid to lawn garden with surrounding hedge and brick wall. Paved pathway leading to entrance door. Block paved drive providing off road parking, and direct access to single detached garage with up and over door, and electric supply. Side gate leading to block paved path to the rear.
Breeze block storage area. Low maintenance garden which is mainly block paved, with feature brick built pond, and corner border. Brick built work shop which has a UPVC double glazed door, and UPVC double glazed windows, with electric and lighting supply.

GENERAL INFORMATION / MATERIAL INFORMATION PART C
Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Commissioned.
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.

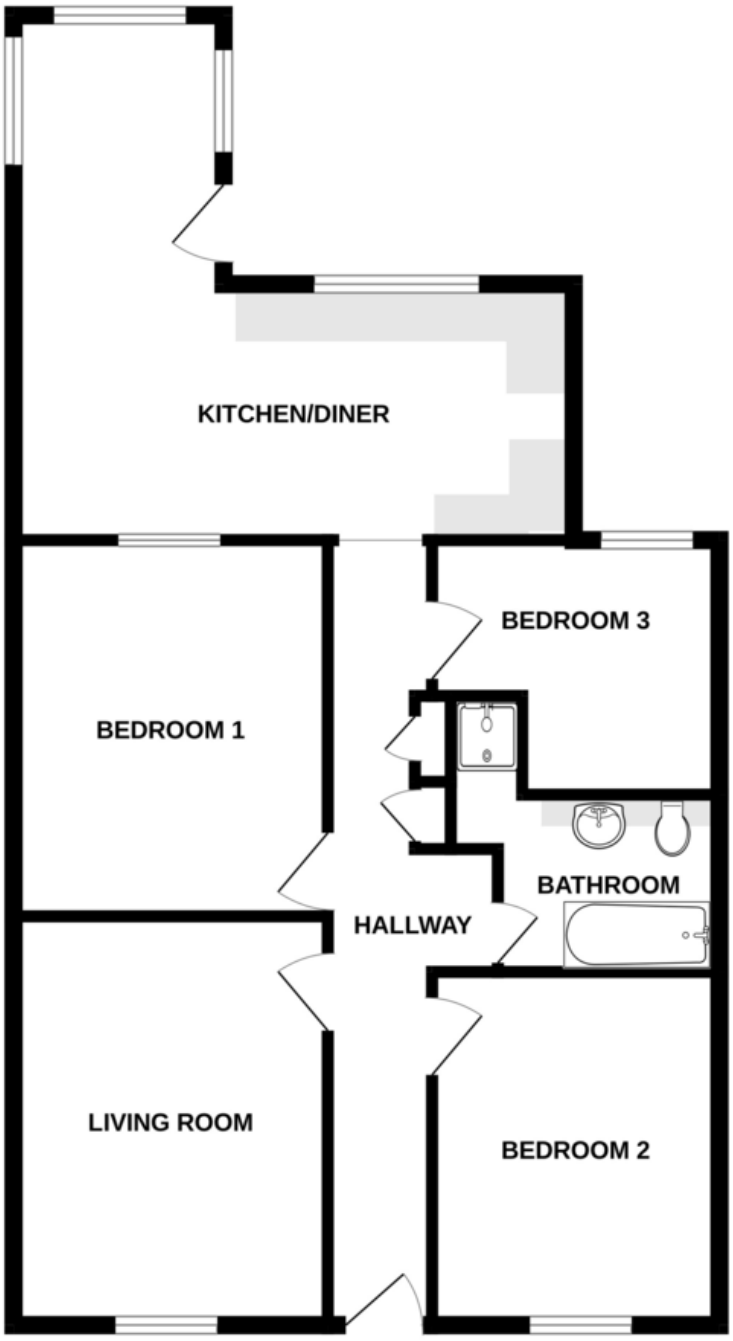








GROUND FLOOR



Tenure

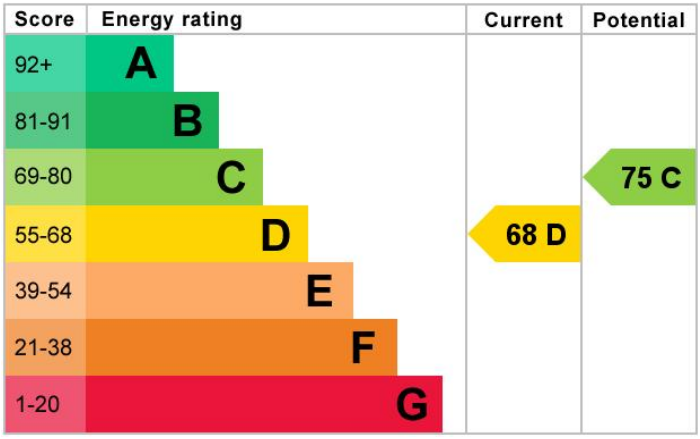
Freehold

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 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