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13 Bramcote Close | Bulkington | CV12 9LA

THREE BEDROOM DEATCHED HOUSE OFFERED WITH NO ONWARD CHAIN In brief the property comprises; entrance porch, entrance hall, through lounge/diner, fitted kitchen, lean to, three bedrooms and and modern shower room to the first floor. Also benefiting from UPVC double glazing, gas central heating, off road parking, single garage, and private rear garden. Freehold. Council Tax Band C. EPC rating D.

Offers In Excess Of £305,000

- Detached House
- Three Bedrooms & Shower Room
- Through Lounge Diner
- Fitted Kitchen
- Offered With No Onward Chain





Property Description

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ENTRANCE PORCH

Access to the property via wooden framed glazed door, UPVC double glazed window to front aspect, wooden framed door leading into;

ENTRANCE HALL

With stairs ascending to first floor landing, cupboards housing gas and electric meters, and consumer box, panel radiator. Doors to;

LOUNGE DINER

26' 2" x 10' 10" Max (7.98m x 3.3m) With UPVC double glazed window to front aspect, panel radiator, feature fireplace with inset gas fire. Double glazed sliding doors leading to the rear garden.

KITCHEN

10' 6" x 8' 10" (3.2m x 2.69m) With UPVC double glazed window to rear aspect. Kitchen comes with a range of wall and base units with contrasting work tops, inset one and half bowl sink and drainage unit, space for cooker with extractor hood, integrated fridge/freezer, plumbing for washing machine, panel radiator. Obscure glazed door leading to;

LEAN TO

5' 11" x 9' 6" (1.8m x 2.9m) With brick built storage area. UPVC double glazed sliding door leading to the garden.

LANDING

With UPVC double glazed window to side aspect, airing cupboard housing gas central heating, access to the loft hatch with pull down ladders, loft being partly boarded. Doors to;

BEDROOM ONE

15' 1" x 9' 10" (4.6m x 3m) With UPVV double glazed window to front aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

10' 6" x 10' 10" (3.2m x 3.3m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

9' 6" x 7' 7" (2.9m x 2.31m) With UPVC double glazed window to front aspect, panel radiator, over stairs cupboard.

SHOWER ROOM

6' 10" x 6' 6" (2.08m x 1.98m) With obscure UPVC double glazed window to rear aspect, heated towel rail, corner shower unit, hand wash basin, low level WC.

OUTSIDE

To the front is a block paved driveway, providing off road parking, and direct access to the garage. laid to lawn garden, with stoned and shrubed borders. Side gate leading to the rear.

The rear garden is mainly laid with artificial grass, with well maintained borders, filled with various shrubs and plants, and being south facing, and surrounded in fence panels.

GARAGE

16' 4" x 8' 10" (4.98m x 2.69m) With automatic up and over door, equipped with electric supply and lighting.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

Low Flood Risk. Standard Brick Construction.

Planning development details can be found following link;

https://idoxcloud.nuneatonandbedworth.gov.uk/planning/index.html?fa=getApplication&id=128851 on neighbouring land.

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:

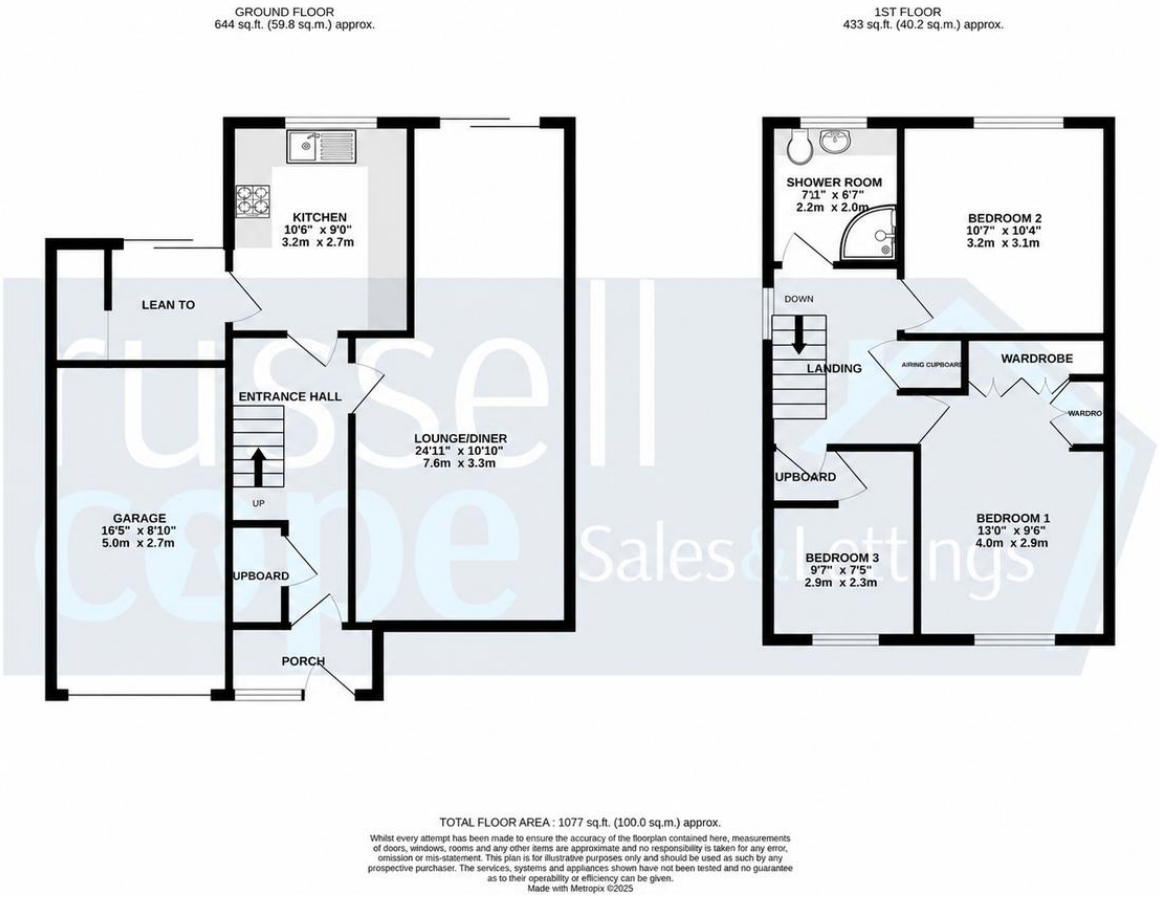
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover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











Tenure

Freehold

Council Tax Band

C

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

