



92 Wootton Street | Bedworth | CV12 9DX

*****WELL PRESENTED TWO BEDROOM MID TERRACED***PERFECT FIRST TIME BUYERS HOME***OFFERED WITH NO ONWARD CHAIN***** In brief the property comprises; living room, dining room, fitted kitchen, ground floor bathroom, and two double bedrooms to the first floor. Also benefiting from UPVC double glazing, gas central heating, and generous rear garden. Council Tax Banding A. EPC Rating D.

Asking Price Of £144,950

- Well Presented Mid Terraced
- Two Double Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Ground Floor Bathroom



Property Description

WELL PRESENTED TWO BEDROOM MID TERRACEDPERFECT FIRST TIME BUYERS HOME***OFFERED WITH NO ONWARD CHAIN***

In brief the property comprises; living room, dining room, fitted kitchen, ground floor bathroom, and two double bedrooms to the first floor. Also benefiting from UPVC double glazing, gas central heating, and generous rear garden. Council Tax Banding A. EPC Rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

Lounge

11' 5" x 11' 10" (3.48m x 3.61m) UPVC double glazed entrance door, UPVC double glazed window to front aspect, double central heating radiator, wall mounted electric fire.

Dining Room

12' 5" x 11' 9" (3.78m x 0m) UPVC double glazed window to rear aspect, under stairs storage cupboard, double central heating radiator.

Kitchen

11' 9" x 6' 9" (3.58m x 0m) Fitted kitchen having range of matching base units and wall cupboards, roll top work surfaces, inset one and a half bowl single drainer stainless steel sink unit, integrated electric oven and gas hob with extractor over. UPVC double glazed window to side aspect.

Rear Lobby

Having UPVC double glazed door leading to rear garden, ceramic tiled flooring, built in storage cupboard housing condensing boiler.

Bathroom

5'9" x 6'4" Panelled bath with shower over, pedestal wash hand basin, low level w.c, single central heating radiator, walls tiled to splash back areas, extractor fan, UPVC double glazed window to side aspect, ceramic tiled flooring.

Stairs & Landing

Bedroom One

3.68m x 3.62m (12'5" x 11' 9") UPVC double glazed window to rear aspect, double central heating radiator.

Bedroom Two

3.62m x 3.46m (11' 6" x 11' 10") UPVC double glazed window to front aspect, double central heating radiator.

Rear Garden

Having slabbed patio, good size lawn area, fenced boundaries.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

AML / ID Checks:

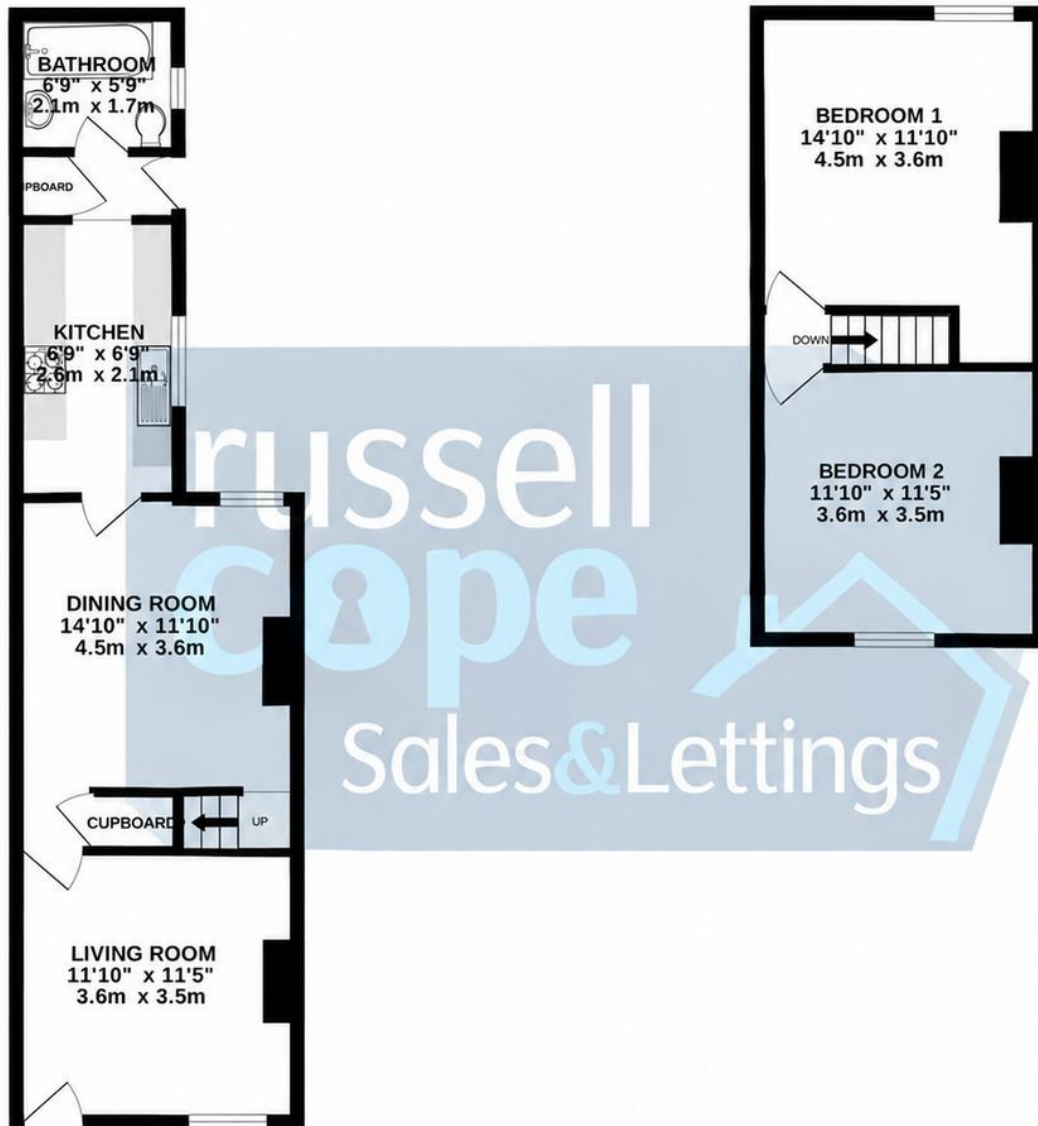
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover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

diligence, as is increasingly standard industry practice.



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

1ST FLOOR
301 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 740 sq.ft. (68.7 sq.m.) approx.

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 ©2025

Tenure

Freehold

Council Tax Band

A

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		