



12 New Street | Bedworth | CV12 9DL

Asking Price Of £135,000

TWO BEDROOM MID TERRACED OFFERED WITH NO ONWARD CHAIN In brief the property comprises; two reception rooms, kitchen and bathroom to the ground floor. With two double bedrooms to the first floor. UPVC double glazed, and gas central heated. Private garden to the rear. Freehold. Council Tax Band A. EPC Rating D.

- Mid Terraced
- Offered With No Onward Chain
- Two Double Bedrooms
- Two Reception Rooms
- Kitchen



Property Description

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LOUNGE

12' 4" x 11' 11" (3.76m x 3.63m) UPVC double glazed entrance door, UPVC double glazed window to front aspect, single central heating radiator, door leading to dining room.

DINING ROOM

11' 11" x 11' 10" (3.63m x 3.61m) UPVC double glazed window to rear aspect, single central heating radiator, under stairs storage cupboard. Door leading to kitchen and door leading to stairs and landing.

KITCHEN

7' 10" x 7' 2" (2.39m x 2.18m) Fitted with range of matching base units and wall cupboards, roll top work surfaces with complimentary tiling to splash backs, inset single drainer sink unit, plumbing for washing machine, integral electric oven with gas hob, UPVC double glazed window to side aspect, door to rear lobby.

REAR LOBBY

UPVC double glazed obscure rear door, vinyl flooring, built in airing cupboard housing combi boiler, door leading to bathroom.

LANDING

Fitted carpet, doors to bedrooms.

BATHROOM

Panelled bath with shower over, pedestal wash basin, low level WC, central heating radiator, UPVC double glazed obscure window to side aspect.

BEDROOM ONE

12' 5" x 11' 10" (3.78m x 3.61m) Into wardrobe space. UPVC double glazed leaded light window to front aspect, single central heating radiator, fitted furniture comprising; Two triple wardrobes, dressing table and cabinets.

BEDROOM TWO

12' 1" x 11' 11" (3.68m x 3.63m) UPVC double glazed window to rear aspect, single central heating radiator, fitted furniture comprising; Triple wardrobe, single wardrobe, dressing table and cabinets.

REAR GARDEN

Slabbed patio area, lawn, fence and wall boundaries, garden shed.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

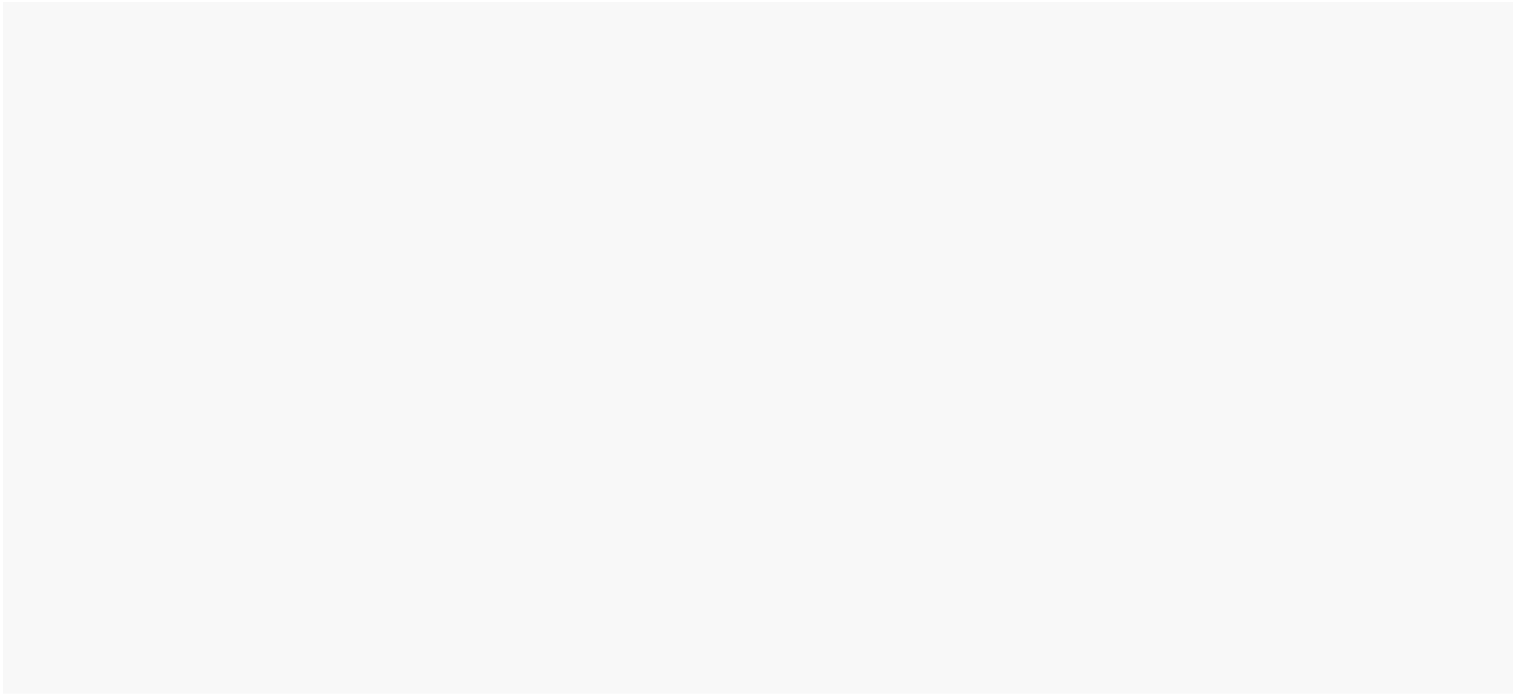
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly affect the property. No restrictions. Ex coal mining area. Right of access through neighbouring garden for entry.

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.

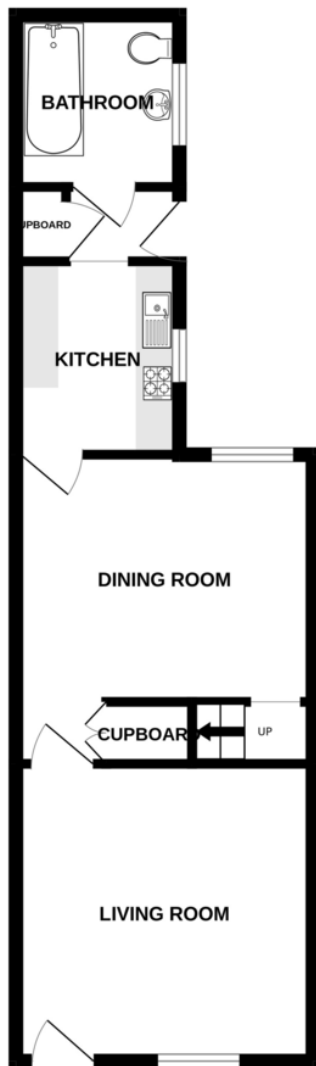
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

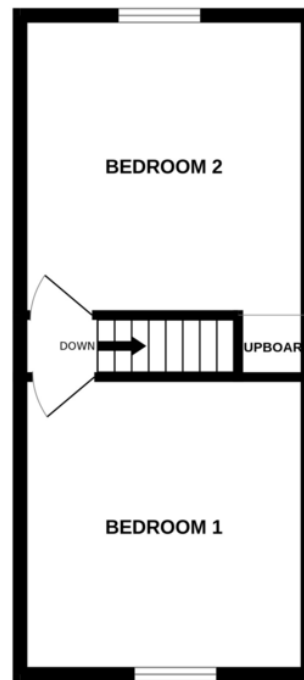
VIEWING: by prior appointment through the Sole Agents.



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.
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Tenure

Freehold

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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 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