



49 Howat Road | Keresley End | CV7 8JN

Asking Price Of £224,950

THREE BEDROOM SEMI DETACHEDWELL PRESENTED THROUGHOUT***NO ONWARD CHAIN*** In brief the property comprises; entrance hall, lounge/diner, utility room, kitchen, three bedrooms, and first floor bathroom. Also benefiting from UPVC double glazed windows, gas central heating, private rear garden, and hardstanding to the front. Freehold. Council Tax Band A. EPC Rating: D

- Semi Detached
- Well Presented Throughout
- Three Bedrooms
- Modern First Floor Bathroom
- Lounge Diner



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure UPVC double glazed door, stairs ascending to first floor landing, under stairs storage cupboard, UPVC double glazed window to side aspect, panel radiator, doors to;

LOUNGE DINER

20' 7" x 10' 4" (6.27m x 3.15m) With UPVC double glazed window to front aspect, panel radiator. UPVC double glazed patio doors leading the garden. Feature fireplace with inset gas fire. Storage cupboard.

UTILITY ROOM

4' 6" x 5' 5" (1.37m x 1.65m) With obscure UPVC double glazed window to side aspect, work top with undercounter space and plumbing for washing machine.

KITCHEN

12' 5" x 9' 4" (3.78m x 2.84m) With UPVC double glazed window to rear aspect, Obscure UPVC double glazed door leading to side aspect. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit. Built in electric cooker, integrated gas hob with extractor hood. Space for fridge and freezer, panel radiator.

LANDING

With UPVC double glazed window to rear aspect, doors to;

BEDROOM ONE

10' 8" x 11' 2" (3.25m x 3.4m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM TWO

14' 1" (max) x 9' 2" (4.29m x 2.79m) With UPVC double glazed window to rear aspect, panel radiator. cupboard housing gas central heating combination boiler.

BEDROOM THREE

9' 3" (max) x 9' 3" (2.82m x 2.82m) With UPVC double glazed window to front aspect, panel radiator.

BATHROOM

9' 0" x 4' 8" (2.74m x 1.42m) With obscure UPVC double glazed windows to side aspect, heated towel rail, corner bath with shower over, low level WC, wash basin, and tiled floor to ceiling.

OUTSIDE

To the front is double wrought iron gates, concrete hardstanding, slated frontage with block paved pathway leading to side gate and front door.

The rear garden has currently hardcore down, laid to lawn with rear borders. Wooden shed, and brick built storage.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Parts of Bedworth / Exhall & Coventry 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.

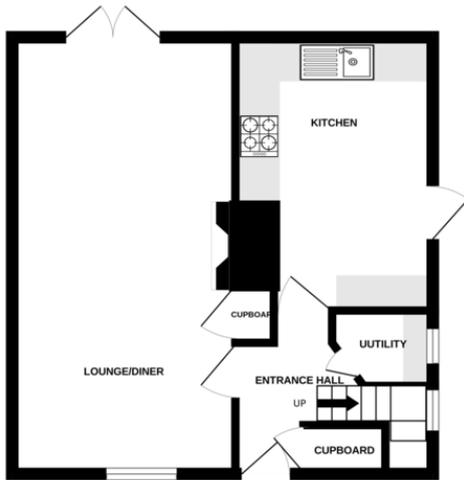
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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



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