



108 Bulkington Road | Bedworth | CV12 9DR

PERFECT FIRST TIME BUYERS HOME OR INVESTMENT OPPORTUNITYTHREE BEDROOM MID TERRACED***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; living room, kitchen/diner, rear lobby leading to ground floor bathroom, and there good size bedrooms to the first floor. Also benefiting from UPVC double glazing, gas central heating, private rear garden, and external insulation. Freehold. EPC Rating D. Council Tax Banding A.

Asking Price Of £155,000

- Mid Terraced
- Three Bedrooms
- Living Room
- Spacious Kitchen Diner
- Ground Floor Bathroom



Property Description

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OPPORTUNITY***THREE BEDROOM MID TERRACED***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; living room, kitchen/diner, rear lobby leading to ground floor bathroom, and three good size bedrooms to the first floor. Also benefiting from UPVC double glazing, gas central heating, private rear garden, and external insulation. Freehold. EPC Rating D. Council Tax Banding A.

IN MORE DETAIL THE PROPERTY COMPRISES

Living room

11' 10" x 11' 4" (3.61m x 3.45m) UPVC double glazed entrance door, UPVC double glazed window to front aspect, double central heating radiator, T.V and Telephone points.

Kitchen Diner

11' 11" x 11' 4" (3.63m x 3.45m) Fitted with range of matching base units and wall cupboards, roll top work surfaces with complimentary tilings to splash backs, inset single drainers stainless steel sink unit, single central heating radiator. Plumbing for washing machine, electric oven and hob, extractor hood over, double glazed window to rear aspect.

Rear Lobby

Having tiled flooring and UPVC double glazed door leading to rear garden.

Bathroom

White panelled bath with shower above, white wash basin set into a vanity unit, white low level W.C, single central heating radiator, Double glazed obscure windows to side and rear aspects.

Landing

Bedroom One

11' 4" x 11' 4" (3.45m x 3.45m) Double glazed window to front aspect,

cast iron fire place, single central heating radiator.

Bedroom Two

12' x 7' 10" (3.66m x 2.39m) Double glazed window to rear aspect, cast iron fire place, built in storage cupboard.

Bedroom Three

13' 1" x 6' 4" (3.99m x 1.93m) Double glazed window to rear aspect, single central heating radiator.

Rear Garden

Mainly laid to lawn with paved patio and purpose built shed.

Surrounding fence panels, right of way access through neighbouring property.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

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. Right of access through neighbouring property.

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

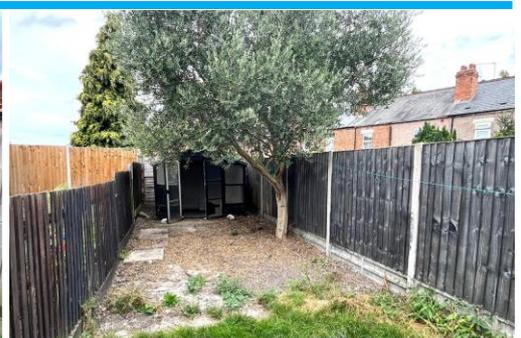
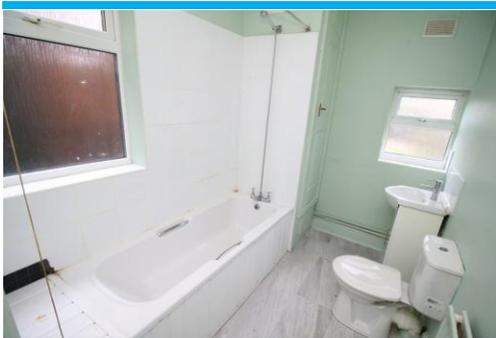
recommended to obtain confirmation from their Surveyor or Solicitor.

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

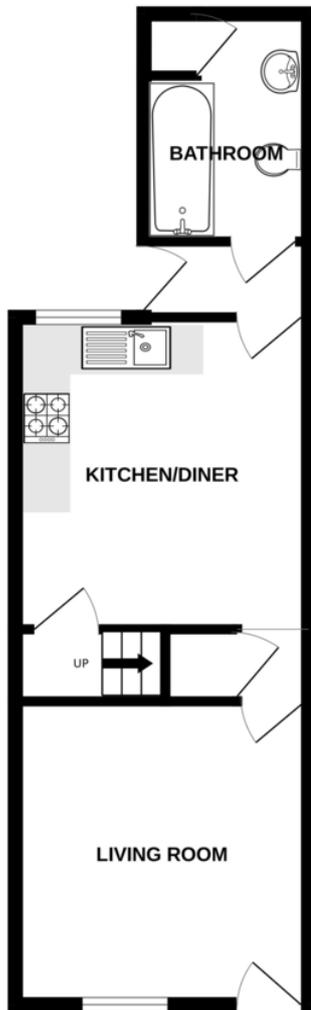
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

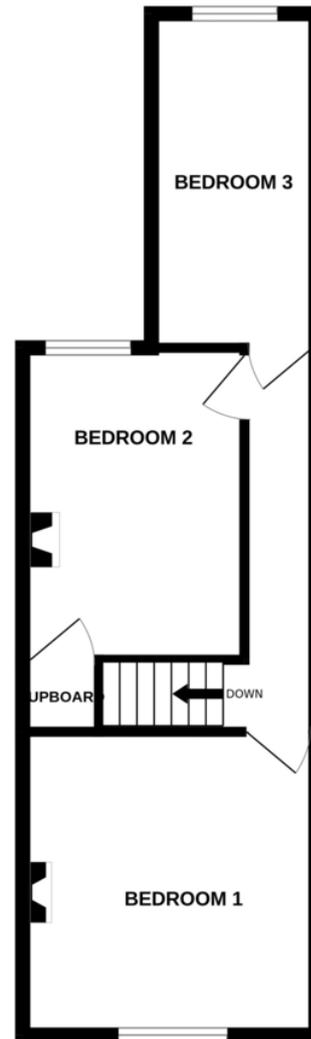
VIEWING: by prior appointment through the Sole Agents.



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 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