



314 Grange Road | Longford | CV6 6DE

*****THREE DOUBLE BEDROOMS***UPVC DOUBLE GLAZED & GAS CENTRAL HEATED***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance porch, living room, separate dining room, kitchen, ground floor bathroom, two bedrooms to the first floor, and further bedroom to the second floor. Also benefiting from UPVC double glazing, gas central heating, drop kerb to paved frontage, and rear garden. Freehold. Council Tax Band A. EPC Rating D.**

Asking Price Of £165,000

- Mid Terraced
- Offered With No Onward Chain
- Three Bedrooms
- Two Reception Rooms
- Kitchen & Ground Floor Bathroom



Property Description

THREE DOUBLE BEDROOMSUPVC DOUBLE GLAZED & GAS CENTRAL HEATED***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance porch, living room, separate dining room, kitchen, ground floor bathroom, two bedrooms to the first floor, and further bedroom to the second floor. Also benefiting from UPVC double glazing, gas central heating, drop kerb to paved frontage, and rear garden. Freehold. Council Tax Band A. EPC Rating D.

IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE PORCH

Access to the property via UPVC double glazed door, cupboard housing gas meter, UPVC door leading to;

LIVING ROOM

11' 7" x 11' 2" (3.53m x 3.4m) With UPVC double glazed window to front bay aspect, panel radiator, feature fireplace with inset gas fire, door to;

DINING ROOM

12' 6" x 11' 3" (3.81m x 3.43m) With UPVC double glazed window to rear aspect, panel radiator, door leading to stairs access to first floor. Under stairs storage cupboard housing electric consumer box, and electric meter. Sliding glazed door to;

KITCHEN

7' 6" x 6' 8" (2.29m x 2.03m) With UPVC double glazed window to side aspect. A range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, plumbing for washing machine, door to;

REAR LOBBY

Location of wall mounted gas central heating boiler, UPVC double glazed door leading to side aspect. Door to;

BATHROOM

5' 8" x 6' 7" (1.73m x 2.01m) With obscure UPVC double glazed window to side aspect. Panelled bath with shower over, low level WC, wash basin, panelled radiator.

LANDING

With door leading to stairs access to second floor. Doors to;

BEDROOM ONE

11' 3" x 11' 3" (3.43m x 3.43m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM TWO

9' 2" x 11' 3" (2.79m x 3.43m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

18' 0" x 11' 2" (5.49m x 3.4m) With wooden framed double glazed sky light and panel radiator.

OUTSIDE

To the front is a dropped kerb leading to a paved frontage.

The rear garden is laid to lawn with paved patio area and wooden shed.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

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 effect the property. No restrictions. Standard Brick Construction. Right of access through neighbouring property (No Gate).

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.





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 ©2026

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		74 C
55-68	D	64 D	
39-54	E		
21-38	F		
1-20	G		