

36 Newtown Road | Bedworth | CV12 8QS

Asking Price Of £219,950

WE ADVISE YOU TO VIEW TO REALLY APPRECIATE THE SIZE OF THIS PROPERTYTRADITIONAL BAYED SEMI DETACHED***THREE DOUBLE BEDROOMS***TWO BATHROOMS***DOUBLE GARAGE TO THE REAR***TANKED CELLAR*** In more detail the property comprises; entrance hall, hallway, stairs to tanked cellar (potential office) two reception rooms, kitchen, and ground floor bathroom. To the first floor are three double bedrooms, including master with en-suite, and a separate WC off the landing. To the rear is a private garden, and right of way access from croft fields to access the double garage. UPVC double glazed & Gas central heating. Freehold. Council Tax Band B. EPC Rating E.

- Spacious Bayed Semi Detached
- Bags Of Character & No Chain
- Three Double Bedrooms
- Two Bathrooms Master With Ensuite
- Two Reception Rooms & Kitchen



Property Description

TRADITIONAL BAYED SEMI DETACHEDTHREE DOUBLE BEDROOMS***TWO BATHROOMS***DOUBLE GARAGE TO THE REAR***TANKED CELLAR*** In more detail the property comprises; entrance hall, hallway, stairs to tanked cellar (potential office) two reception rooms, kitchen, and ground floor bathroom. To the first floor are three double bedrooms, including master with en-suite, and a separate WC off the landing. To the rear is a private garden, and right of way access from croft fields to access the double garage. UPVC double glazed & Gas central heating. Freehold. Council Tax Band B. EPC Rating E.

ENTRANCE HALL

HALLWAY

TANKED CELLAR

13' 2" x 9' 6" (4.01m x 2.9m)

LIVING ROOM

16' 2" x 11' 8" (4.93m x 3.56m)

DINING ROOM

13' 2" x 10' 6" (4.01m x 3.2m)

KITCHEN

12' 5" x 10' 2" (3.78m x 3.1m)

REAR LOBBY

GROUND FLOOR BATHROOM

7' 5" x 7' 4" (2.26m x 2.24m)

LANDING

BEDROOM ONE

16' 2" x 16' 7" (4.93m x 5.05m)

ENSUITE

3' 9" x 8' 5" (1.14m x 2.57m)

BEDROOM TWO

10' 5" x 10' 6" (3.18m x 3.2m)

BEDROOM THREE

12' 2" x 10' 2" (3.71m x 3.1m)

WC

DOUBLE GARAGE TO REAR

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Rating E.

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.

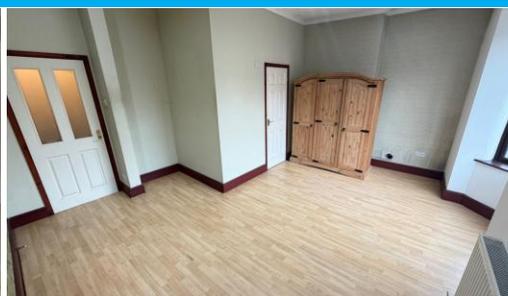
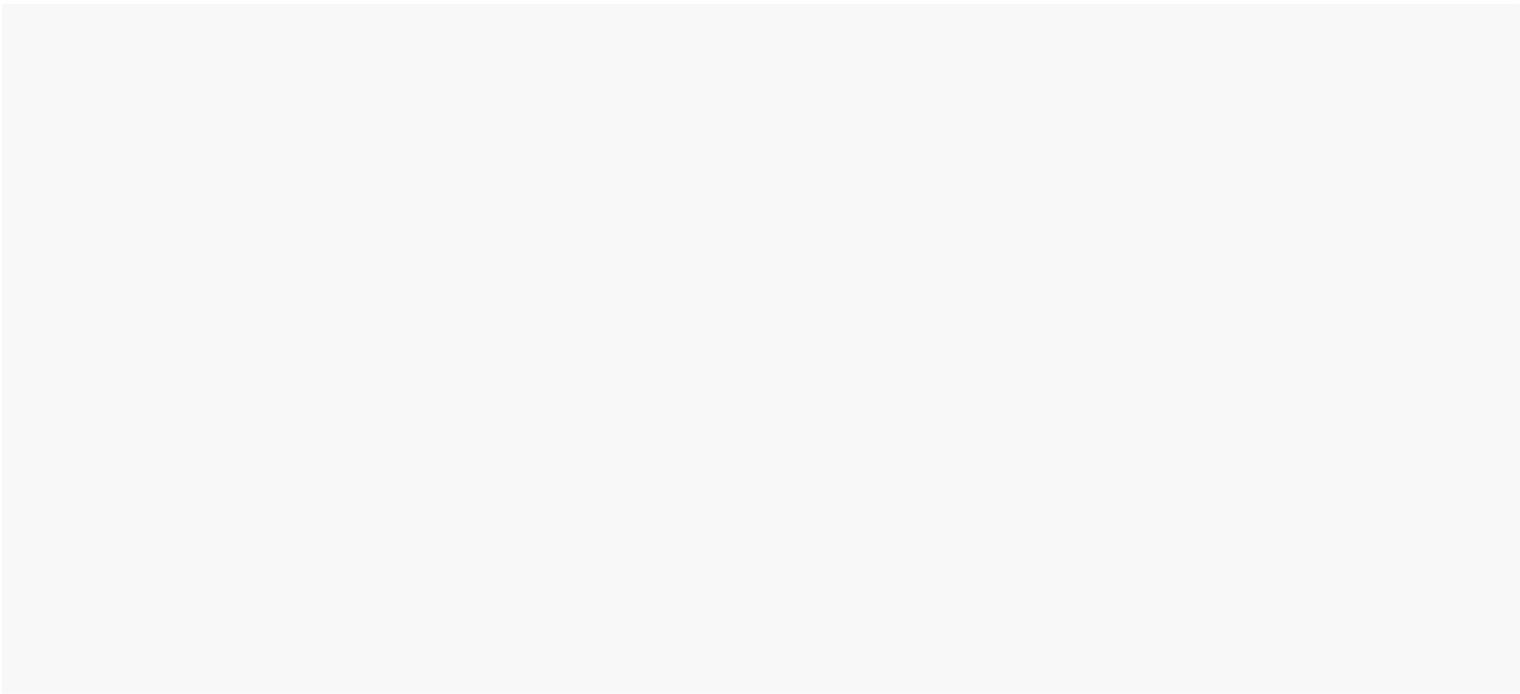
Right of way off private road (Croft Fields) to access the double garage at the rear.

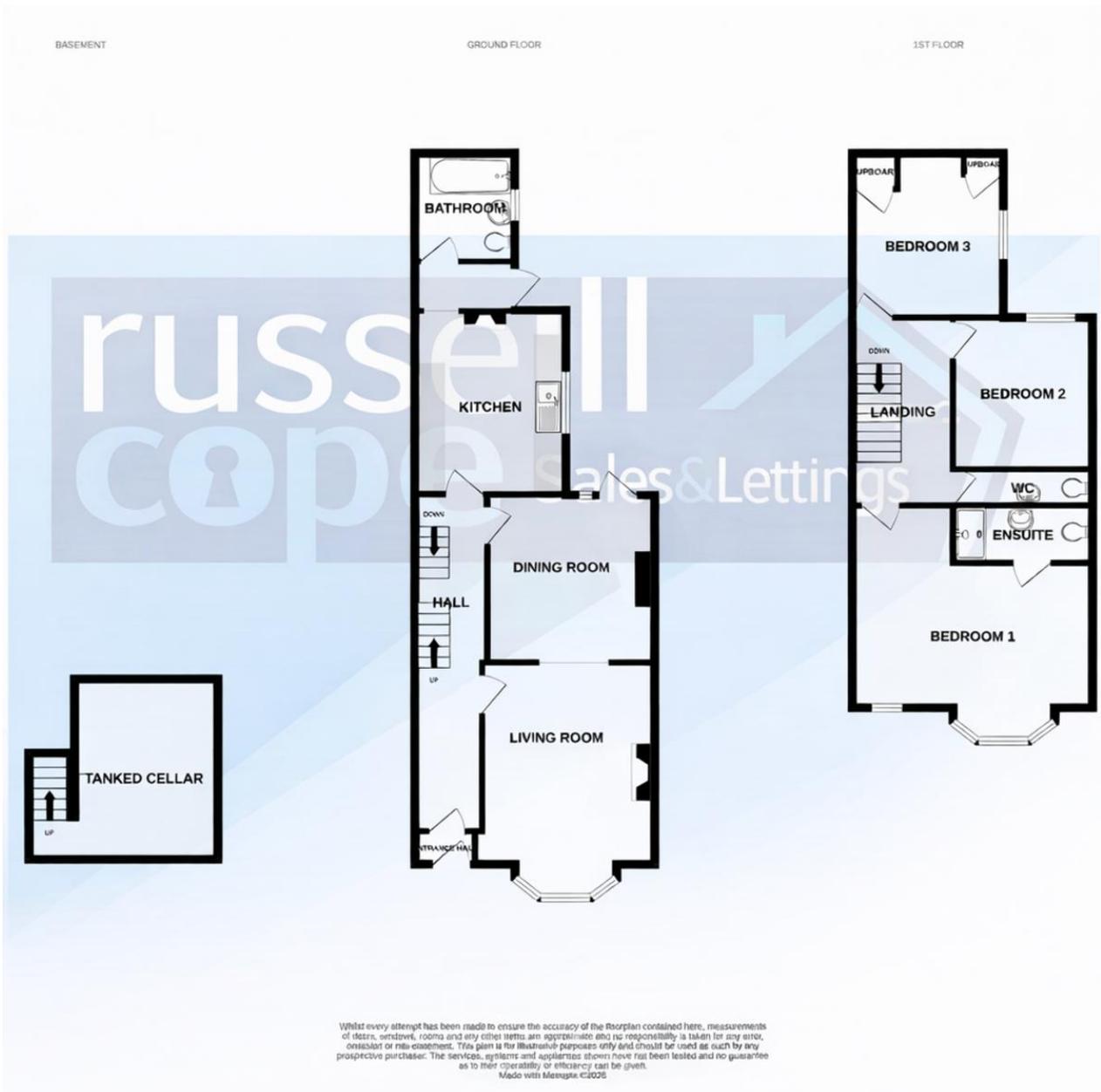
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.





Tenure

Freehold

Council Tax Band

B

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		77 C
55-68	D		
39-54	E	44 E	
21-38	F		
1-20	G		