



### 3 bed terraced house to buy in

Nuneaton Road, Bedworth, Warwickshire,  
CV12 8AR

**£115,000** Starting Bid

 x3  x1  x1

Tenure

**Freehold**

On Street parking

### Property features

- ✓ Being Sold via Secure Sale online bidding. Terms & Conditions apply.
- ✓ Immediate 'exchange of contracts' available
- ✓ Three Bedrooms & Bathroom
- ✓ Living Room & Kitchen Diner
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: Band A
- ✓ EPC Rating: C
- ✓ Heating supply: Gas
- ✓ Electric supply: National Grid
- ✓ Water supply: Direct mains water
- ✓ Broadband: ADSL copper wire
- ✓ Mobile signal: Good

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

\*\*\*THREE BEDROOM MID TERRACED\*\*\*

Spread over three floors the property offers; front living room, kitchen diner, three bedrooms and bathroom. UPVC double glazing, gas central heating. Courtyard garden with outside WC. Two garages for storage to the rear.

Freehold. EPC Rating C. Council Tax Band A.

Council Tax Band: A

Tenure: Freehold

Price: Starting Bid £115,000

Property Type: Terraced House

Parking: On Street

Construction materials: Brick and block

Roofing type: Clay tiles

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Planning permissions or proposals for development: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: No

Restrictions: No

Required access: No

Heating: Gas

Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Broadband: ADSL copper wire

Mobile signal coverage: Good

## **LOUNGE**

*4.11m x 3.29m (13'5" x 10'9")*

Hardwood entrance door into lounge, UPVC double glazed window to front aspect, feature brick fireplace with wood burner, laminate flooring, central heating radiator, door through to:

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## **KITCHEN**

*5.34m x 3.34m (17'6" x 10'11")*

UPVC double glazed window to rear aspect, hardwood door to rear garden, fitted with a range of wooden shaker style base units & wall cupboards, complimentary work top, gas hob & electric oven with extractor above, stainless steel sink unit, plumbing for washing machine & dishwasher, tiled flooring, storage cupboard, door leading through to:

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## **STAIRS & LANDING 1ST FLOOR**

fitted carpet, doors leading to bedrooms one & two and the bathroom

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## **BEDROOM ONE**

*4.12m x 3.30m (13'6" x 10'9")*

UPVC double glazed window to front aspect, central heating radiator, fitted carpet

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## **BEDROOM TWO**

*1.76m x 1.62m (5'9" x 5'3")*

UPVC double glazed window to rear aspect, central heating radiator, fitted carpet

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## **BATHROOM**

UPVC double glazed window to rear aspect with privacy glass, white panelled bath with shower above, glass shower screen, white low level w.c, white pedestal wash basin, fully tiled, heated towel rail,

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## **STAIRS TO SECOND FLOOR**

fitted carpet

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## **BEDROOM THREE**

*3.35m x 4.36m (10'11" x 14'3")*

Converted from the loft space, UPVC double glazed window to rear aspect, central heating radiator, fitted carpet, storage cupboard

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## **REAR GARDEN**


Brick built storage shed housing boiler & low level w.c, brick & concrete patio area, fenced boundaries, permitted access through rear gardens to:

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## **DOUBLE GARAGE (Storage Only)**

Double garages with up & over door (for storage)



Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92-100) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	72	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

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Contact your local branch today for more information on this property:  
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