



12 Smarts Road | Bedworth | CV12 0BP

*****BUY TO LET INVESTORS ONLY***TENANT IN SITU PAYING £1000PCM***THREE BEDROOM MID TERRACED WITH DRIVEWAY & GARAGE*** In brief the property comprises; entrance porch, living room, kitchen/diner, three bedrooms, and modern family bathroom. Also benefiting from UPVC double glazed windows, gas central heating, driveway, garage & well maintained rear garden. Freehold, EPC rating C. Council Tax Banding B.**

Asking Price Of £225,000

- Buy To Let Investors Only
- Tenants In Situ Paying £1000pcm
- Three Bedroom Mid Terraced
- Well Presented Throughout
- Driveway & Garage



Property Description

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£1000PCM***THREE BEDROOM MID TERRACED WITH DRIVEWAY &

GARAGE*** In brief the property comprises; entrance porch, living room, kitchen/diner, three bedrooms, and modern family bathroom.

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ENTRANCE

Enclosed entrance way having UPVC double glazed entrance door, laminate flooring, X2 Built in storage cupboards.

LOUNGE

14' 11" x 13' 1" (4.559m x 4.002m) UPVC double glazed entrance door, UPVC double glazed window to front aspect, tiled flooring, single central heating radiator, under stairs storage cupboard, double doors leading through to the kitchen.

DINING ROOM

9' 10" x 9' 6" (3.020m x 2.920m) UPVC double glazed sliding Patio doors to rear, tiled flooring, double central heating radiator, open plan to:

KITCHEN

9' 5" x 7' 2" (2.874m x 2.208m) Fitted with range of matching base units and wall cupboards, inset sink unit, work surfaces over with complimentary tiling to splash back areas. Integrated double electric oven with gas hob and extractor hood over, integrated fridge/freezer, washing machine and slimline dishwasher. UPVC double glazed window to rear aspect, tiled flooring.

STAIRS AND LANDING

Fitted carpet, access to roof space, built in storage cupboard.

BEDROOM ONE

10' 11" x 10' 0" (3.351m x 3.051m) UPVC double glazed window to

front aspect, fitted carpet, double central heating radiator, built in double wardrobe.

BEDROOM TWO

11' 0" x 9' 3" (3.368m x 2.834m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator, built in double wardrobe.

BEDROOM THREE

7' 11" x 7' 5" (2.434m x 2.267m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator, built in storage cupboard.

BATHROOM

Panelled bath with shower over, fitted shower screen, wash hand basin and w.c set into vanity unit, heated towel rail, fully tiled walls. UPVC double glazed window to rear aspect, tiled flooring.

FRONT GARDEN

Driveway providing off road parking.

REAR GARDEN

Slabbed patio and pathway, lawn with decorative shrub borders, fenced boundaries, brick built dog kennel, rear gate giving access to garage

GARAGE

Single garage to rear,

GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Rating C. The vendor has made the agents aware to the garage was built with an asbestos roof. No restrictions on the property. Certain locations in Bedworth & Exhall are located in a ex coal mining area. No flood risk to the property. Currently no planning permission or proposal for development in immediate locality.

TENURE: we understand from the vendors that the property is

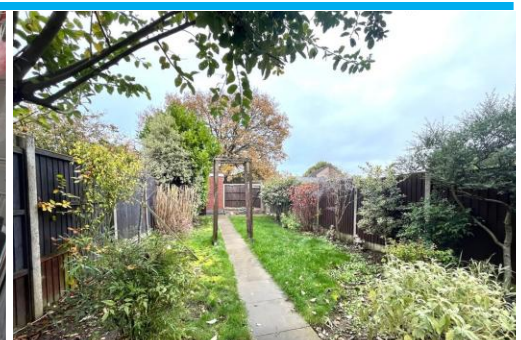
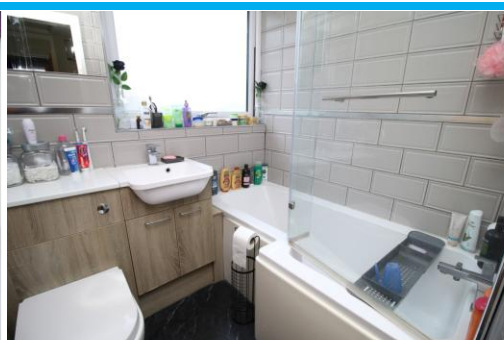
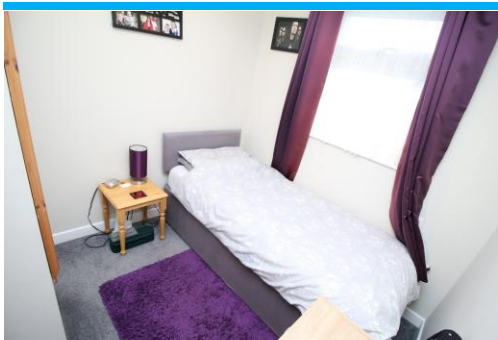
freehold with vacant possession on completion.

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.

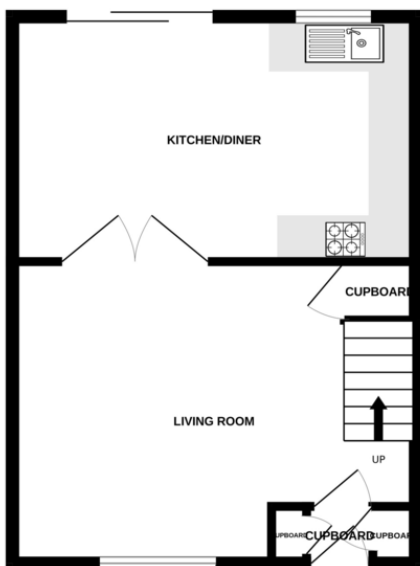
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

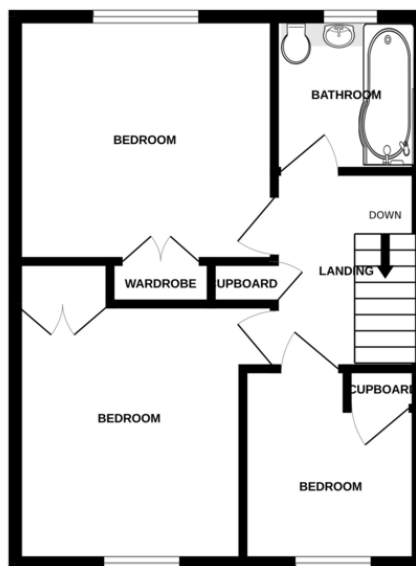
VIEWING: by prior appointment through the Sole Agents.



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

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 and 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

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		88
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
	F		