



36 Exhall Green | Exhall | CV7 9GL

DELIGHTFUL COTTAGE STYLE MID TERRACED EXTENDED KITCHEN*** Popular residential area of Exhall, close to Bedworth Town Centre & with good Motorway links. Ideal for first time buyers & investors. In brief the property comprises: entrance hall with composite front door, front dining room with feature fireplace, living room with feature log burner, extended kitchen to the rear, two double bedrooms, and generous bathroom. Also benefiting from UPVC double glazing, gas central heating, and private rear garden. Freehold, Council Tax band: A, EPC rating C.

Offers In Region Of £190,000

- Cottage Style Mid Terraced
- Lovely Character Features
- Two Reception Rooms
- Extended Kitchen
- First Floor Bathroom



Property Description

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ENTRANCE HALL

UPVC composite entrance door in light green, fitted carpet, central heating radiator, door through to dining room, stairlift fitted

DINNING ROOM

11' 11" x 11' 4" (3.652m x 3.467m) UPVC double glazed window to front aspect, lovely feature fireplace with gas fire & wood surround, laminate flooring, central heating radiator, door through to lounge

LOUNGE

14' 8" x 12' 0" (4.492m x 3.668m) Feature fire place with real wood burning stove, laminate flooring, storage cupboard, central heating radiator, double doors leading through to the kitchen.

KITCHEN

12' 7" x 8' 2" (3.852m x 2.490m) UPVC double glazed window to rear aspect, UPVC stable type door to rear garden, fitted with a range of cream shaker style wood base units & wall cupboards, complementary wooden worktop, tiled to splash back areas, plumbing for washing machine & tumble dryer, space for a free standing gas cooker, space for a fridge/freezer, ceramic sink, tiled flooring

STAIRS & LANDING

fitted carpet, stairlift fitted, access to loft space, doors to all bedrooms & bathroom

BEDROOM ONE

11' 11" x 11' 4" (3.652m x 3.466m) UPVC double glazed window to front aspect, feature fireplace, fitted carpet, storage cupboard, central heating radiator

BEDROOM TWO

12' 0" x 7' 10" (3.665m x 2.398m) UPVC double glazed window to rear aspect, fitted carpet, central heating radiator

BATHROOM

UPVC double glazed window to rear aspect with privacy glass, low level w.c, wash hand basin set into vanity unit, panelled bath with shower above, glass shower screen, laminate flooring, central heating radiator,

FRONT GARDEN

Wooden picket style fence & gate, paved/gravel pathway to front door

REAR GARDEN

Attractive rear garden, decking area, block paved pathway, gravel borders with mature planting, fence & wall boundaries, timber garden shed, wrought iron gate through to shared access alley

GENERAL INFORMATION

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





For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

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 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
<i>Very energy efficient - lower running costs</i>		
(92+) A		
(81-91) B		87
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		