



## 7 Heckley Road | Exhall | CV7 9EX

**\*\* For investors only\*\*** being sold with a tenant in situ

A WELL PRESENTED FIRST FLOOR MAISONETTE IN POPULAR RESIDENTIAL AREA HAVING REFITTED BATHROOM & KITCHEN AND IN MORE DETAILS COMPRISES; ENTRANCE. LOUNGE/DINER. KITCHEN. TWO BEDROOMS. BATHROOM. THE PROPERTY ALSO HAS THE BENEFIT OF UPVC DOUBLE GLAZED WINDOWS AND ALLOCATED PARKING & GROUND FLOOR STORE CUPBOARD:

leasehold, Monthly management charge: £80.00, lease valid until December 2989

CURRENT TENANT PAYING £650 pcm. Council Tax Band A. EPC Rating D

## Offers In Region Of £115,000

- Investors Only
- Tenant In Situ - APRIL 2025
- Two Bedrooms & Bathroom
- Lounge & Fitted Kitchen
- Current Rent £650 PCM



## Property Description

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### Entrance Vestibule

Having UPVC double glazed entrance door, stairs to first floor, UPVC double glazed window to rear aspect, smoke alarm.

### Lounge/Dining Room

15' x 12' 10" (4.57m x 3.91m) UPVC double glazed window to rear aspect, fitted carpet, feature fireplace with electric fire, dado rail and coved ceiling.

### Kitchen

11' 2" x 8' 0" (3.40m x 2.44m) Fitted with range of matching base units and wall cupboards, roll top work surfaces with complimentary tiling to splash back areas, inset single drainer stainless steel sink unit, built in oven and hob with extractor hood over, fridge/freezer & washing machine. UPVC double glazed window to rear aspect, ceramic tiled flooring.

### Bedroom One

10' 9" x 9' 11" (3.28m x 3.02m) UPVC double glazed window to front aspect, fitted carpet, electric storage heater.

### Bedroom Two

10' 11" x 7' 9" (3.33m x 2.36m) UPVC double glazed window to front aspect, laminate flooring, electric storage heater.

### Bathroom

Panelled bath with shower over, wash hand basin set into vanity unit, low level W.C, fully tiled walls, ceramic tiled flooring, extractor fan, electric towel rail, storage cupboard.

### Outside

Having allocated parking space and outside storage cupboard.

### GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC D. Located in a no flood risk area. Bedworth and Exhall are located in an ex coal mining area

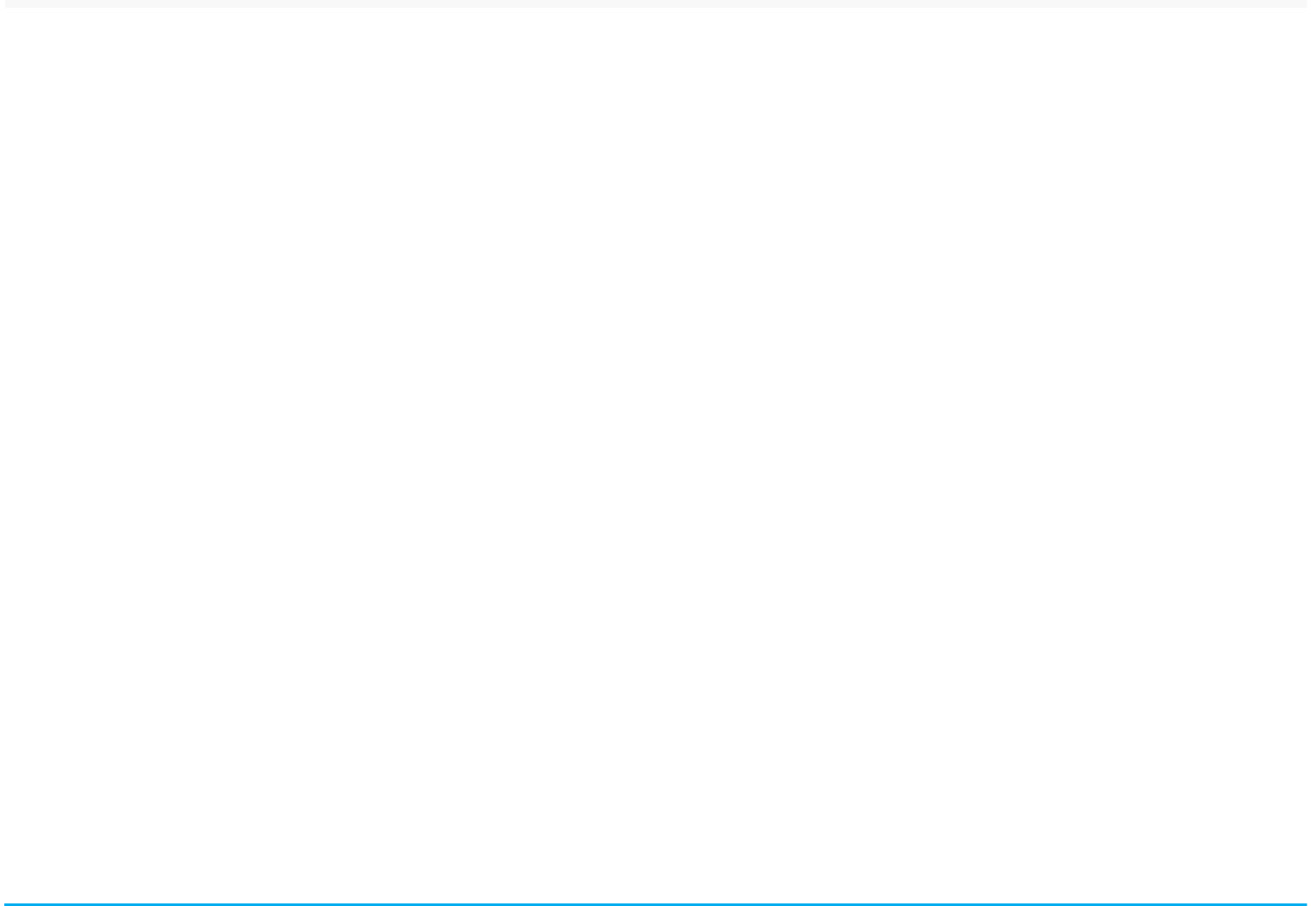
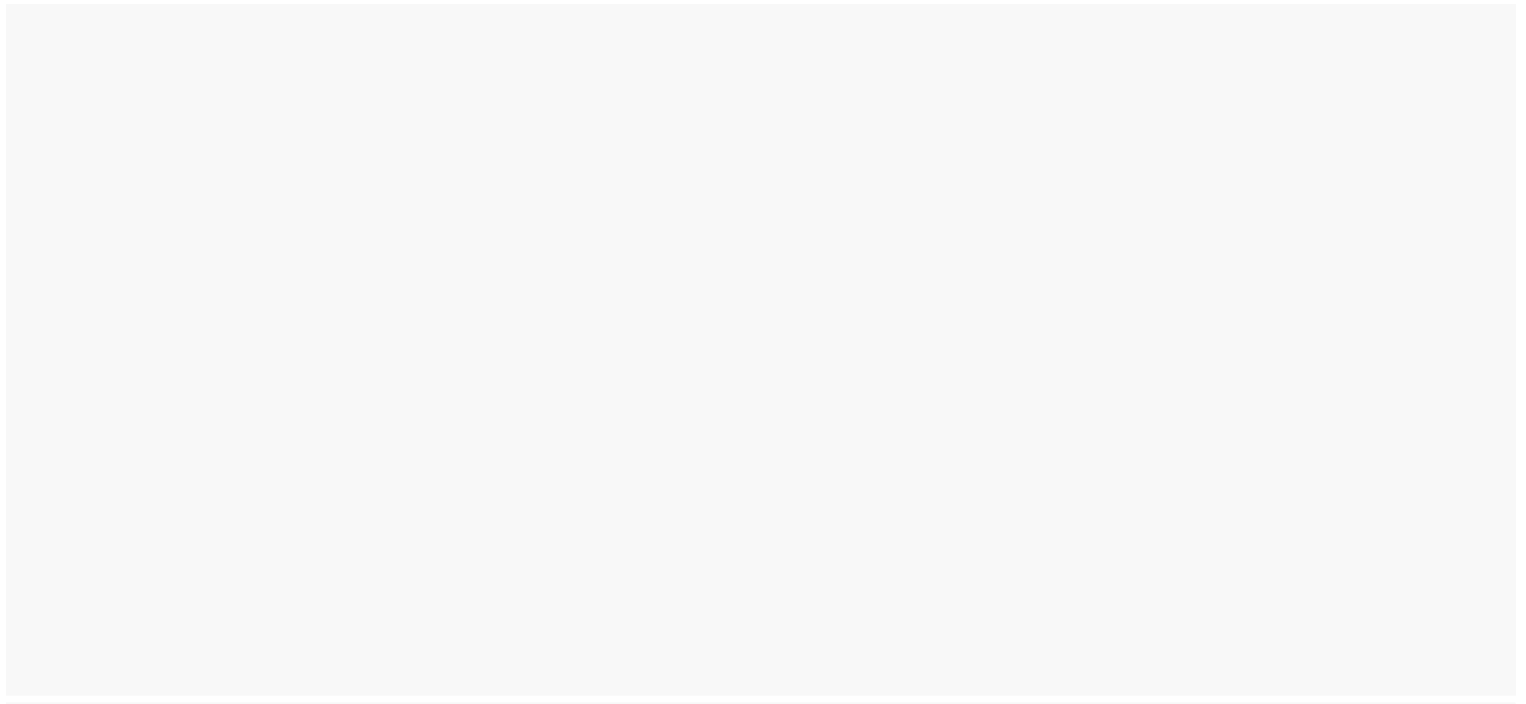
TENURE: We understand from the vendors that the property is leasehold.

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

Leasehold

## 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

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		78
(55-68) <b>D</b>	68	
(39-54) <b>E</b>		
(21-38) <b>F</b>		