



131 Bedworth Road | Bulkington | CV12 9LJ

Asking Price Of £260,000

CHECK OUT THE VIDEO SUBSTANTIAL PLOT ON BEDWORTH ROAD ***TWO BEDROOM SEMI DETACHED*** AMPLE PARKING *** In brief the property comprises; entrance porch, entrance hall, spacious Lounge diner with feature fireplace and decorative panelling, fitted kitchen, two double bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, ample parking to the front with gravelled driveway, good size single detached garage, and generous rear garden. Freehold. EPC Commissioned. Council Tax Banding C.

- Generous Plot
- Semi Detached
- Two Bedrooms & Bathroom
- Spacious Lounge Diner
- Fitted Kitchen



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES:

ENTRANCE PORCH

Access to the property via frosted glazed composite front door, with UPVC double glazed window to side aspect, built in shoe cupboard/s storage, stain glassed double glazed composite door leading to:

ENTRANCE HALL

With stairs ascending to first floor landing, door to;

LOUNGE DINER

22' 1" x 15' 1" (6.73m x 4.6m) With UPVC double glazed window to front bay aspect, with fitted shutter blinds, panelled radiators, UPVC double glazed window to rear aspect, understairs storage cupboard, feature fireplace, door to;

KITCHEN

8' 9" x 5' 7" (2.67m x 1.7m) With UPVC double glazed door leading to the rear garden. UPVC double glazed window to side aspect. A range of wall and base units with contrasting work tops, inset stainless steel sink and drainage unit, built in electric oven with four ring gas hob, space for fridge, electric panel heater.

LANDING

With UPVC double glazed window to side aspect, access to the loft via

loft hatch with pull down ladders, doors to;

BEDROOM ONE

11' 3" x 12' 2" (3.43m x 3.71m) With UPVC double glazed window to front aspect, with fitted shutter blinds, panelled radiator, cupboard with a further UPVC double glazed window and fitted shutter blinds, and location of gas central heating boiler.

BEDROOM TWO

10' 6" x 9' 6" (3.2m x 2.9m) With UPVC double glazed window to rear aspect, and panelled radiator, freestanding wardrobes.

BATHROOM

With obscure UPVC double glazed window to rear aspect, panelled bath with shower over, low level WC, wash basin set in vanity cupboard, heated chrome towel rail, tiled floor to ceiling.

OUTSIDE

To the front is a generous gravelled driveway with side hedges. Shared double wrought iron gate leading to shared side access, and gate leading to rear garden.

To the rear is a useful laundry room, with plumbing for washing machine, shed/s storage area, hardstanding with access to a detached garage, with bi-folding doors, electrics, and lighting. Paved patio, and laid to lawn garden with side hedges, and panel fencing.

GENERAL INFORMATION

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

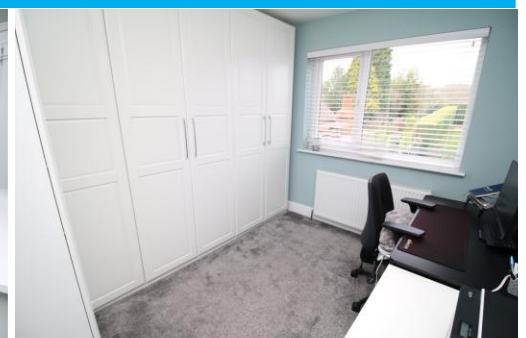
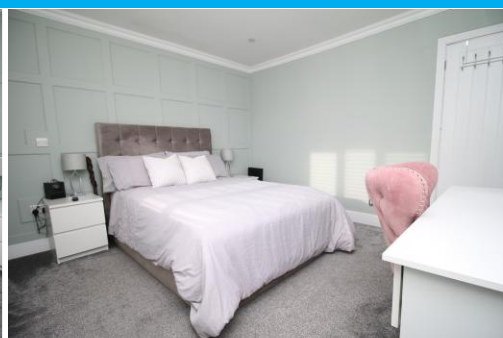
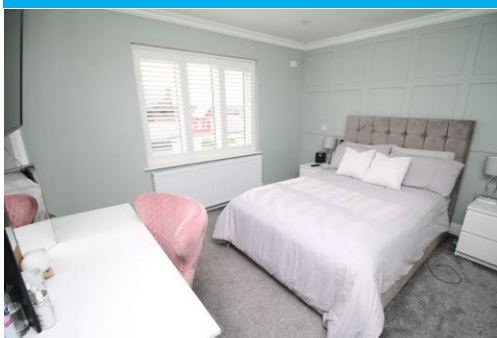
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

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.

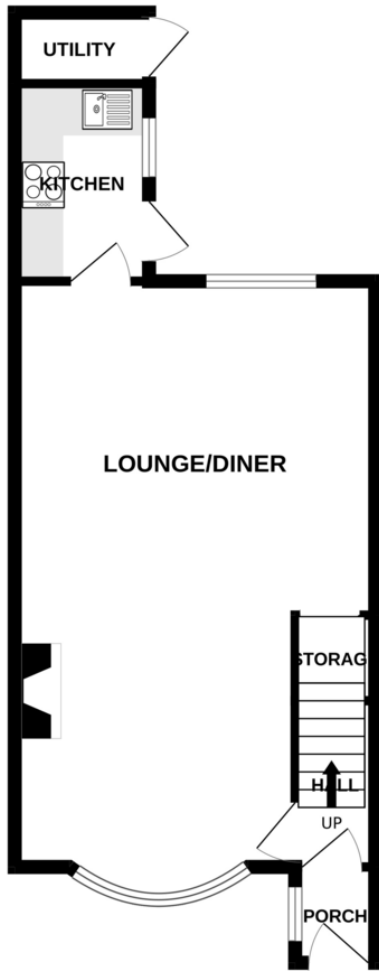
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

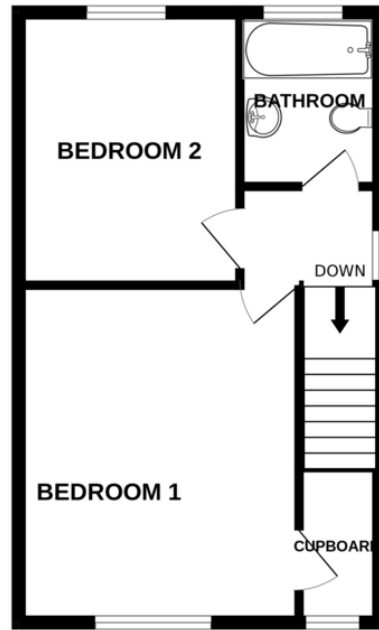
VIEWING: by prior appointment through the Sole Agents.



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

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Council Tax Band

C

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 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