

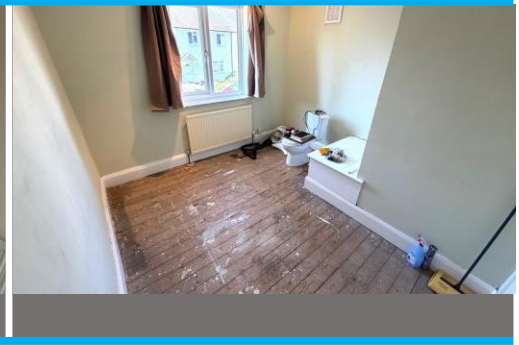


34 Hanbury Road | Bedworth | CV12 9BX

THREE BEDROOM SEMI DETACHED IN NEED OF MODERNISATION GENEROUS REAR GARDEN ***SOLAR PANELS OWNED OUTRIGHT*** UPVC DOUBLE GLAZED & GAS CENTRAL HEATING *** In brief the property comprises; entrance hall, living room, kitchen diner, rear porch with storage, and three good size bedrooms, and bathroom to the first floor. Freehold. Council tax band A. EPC Rating B.

Asking Price Of £165,000

- Semi Detached
- UPVC Double Glazed & GCH
- Solar Panels Owned Outright
- Generous Rear Garden
- Three Bedrooms & First Floor Bathroom



Property Description

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ENTRANCE HALL

LIVING ROOM

14' 6" x 15' 4" (4.42m x 4.67m)

KITCHEN DINER

9' 4" x 16' 2" (2.84m x 4.93m)

REAR PORCH & STORAGE

LANDING

BEDROOM ONE

9' 9" x 12' 0" (2.97m x 3.66m)

BEDROOM TWO

14' 0" x 8' 6" (4.27m x 2.59m)

BEDROOM THREE

10' 9" x 10' 0" (Max) (3.28m x 3.05m)

BATHROOM

9' 5" x 5' 5" (2.87m x 1.65m)

FRONT & REAR GARDENS

GENERAL INFORMATION

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

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction.

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.

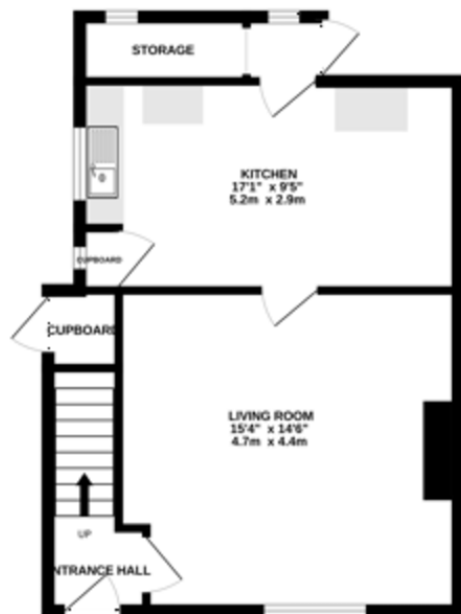
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



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

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