



Leicester Court, Leicester Street
£84,950

complete 
ESTATE AGENTS

Leicester Court, Leicester Street, Bulkington

Second floor flat in the sought after village of Bulkington, located in the heart of the village, close to local amenities, road networks and bus routes. The property comprises of: communal entrance door, entrance hall, lounge, kitchen, two bedrooms, family bathroom. Gas central heating, double glazing, allocated parking space and communal gardens.

Communal Entrance

Via the intercom system and then stairs to the second floor.

Communal Front Door

Which leads into the;

Entrance Hall

Intercom entry phone system, single panel radiator and doors leading off to;

Lounge 10'3" x 15'11" (3.13m x 4.84m)

uPVC double glazed window and a single panel radiator.

Bedroom One 10'3" x 11'8" (3.13m x 3.55m)

uPVC double glazed window and a single panel radiator.

Bedroom Two 8'1" x 8'2" (2.46m x 2.50m)

uPVC double glazed window and a single panel radiator.



Kitchen 8'1" x 6'3" (2.46m x 1.90m)

With a range of wall and base units, white splash back tiles, electric oven with gas hob above, stainless steel sink unit with drainer and mixer tap, plumbing for washing machine, uPVC double glazed window and a wall mounted gas boiler.

Storage Cupboard

Used for storage.

Bathroom

With panelled bath with electric shower above, WC, and a wash hand basin.

Communal gardens

Allocated residents parking

Space for one vehicle.

Location

Bulkington is a large village and former parish in the Nuneaton and Bedworth district of Warwickshire, England. In the 2001 census it had a population of 6,303. Bulkington was shown as a ward of Nuneaton and Bedworth. It is located around 6 miles (10 km) north-east of Coventry, just east of the towns of Nuneaton and Bedworth and 4 miles (6 km) south-west of Hinckley. Despite historically having stronger links with Bedworth, Bulkington forms part of the Nuneaton Urban Area. Bulkington was mentioned in the Domesday Book as Bochintone, meaning "estate associated with a man called Bulca". The parish originally contained seven hamlets, two of which were subsumed by Bulkington village following residential building expansion which began in the 1930s. Historically the main industry in Bulkington was ribbon weaving. Today Bulkington is largely a commuter village for larger nearby urban centres such as Coventry, Nuneaton, Bedworth, Hinckley and Leicester. Bulkington has connections with the locally born author George Eliot (Mary Ann Evans), who knew the village well. She referred to it as Raveloe in her book Silas Marner (1861). The church of St James is where George Eliot's uncle and aunt are buried.

Local Authority

Nuneaton and Bedworth Borough Council

Tenure

Leasehold

Directions for Sat Nav

Postcode: CV12 9NP

Viewing

Strictly by appointment only via Complete Estate Agents

Council Tax Band

A



Market Appraisal

If you are considering selling your property, we would be delighted to give you a free no obligation market appraisal. Our experience, knowledge and comprehensive marketing with local and internet advertising will get your property seen in all the right places. Please contact us today to arrange your property appraisal.

Conveyancing Services

Our solicitors work on a no sale, no fee basis. They work longer



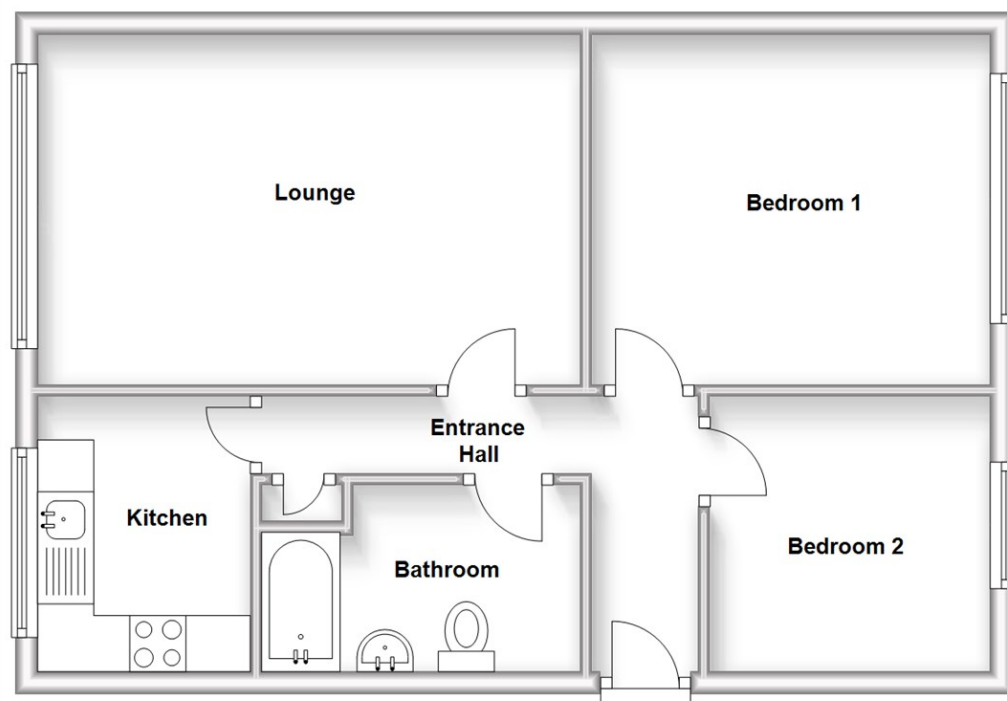
hours than the conventional solicitor and are available at weekends. Please contact us for more information on our conveyancing service.

Mortgage Advice

Complete Estate Agents work in partnership with C&W Financial services we can offer professional mortgage advice, from independent mortgage advisors they will help to source a product that will suit your budget and needs from virtually the whole of the mortgage market.



Ground Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

Misrepresentation Act 1967 - These particulars are believed to be correct but their accuracy is not guaranteed nor do they form part of any contract.

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