



**2 Bedroom Semi-Detached House
located in Bedworth.**

£175,000

UP Estates



FULL DESCRIPTION

Here we have a brilliant opportunity to purchase a two bedroom semi-detached property which is in excellent condition throughout and is located in Bedworth. Benefitting from a modern lounge with a fireplace, full central heating and double glazing throughout and allocated parking directly to the front of the property.. In brief, the property comprises; Porch, Lounge, Kitchen to the ground floor. On the first floor there are Two Bedrooms and the Bathroom. Externally offering an enclosed rear garden and allocated parking. Viewing is strongly advised.



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56 sq.m

£175,000

- Semi-Detached Property
- Two Bedrooms
- Electric Fireplace in Lounge
- Allocated Parking
- Great Condition Throughout
- Enclosed Garden

PORCH

With a door leading into the Lounge.

LOUNGE

13' 6" x 12' 9" (4.12m x 3.9m)

Having a central heated radiator, electric fireplace and a double glazed window. With stairs ascending to the first floor and doors leading to the Kitchen.

KITCHEN

12' 9" x 8' 2" (3.9m x 2.5m)

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, with tiled splash-backs, integrated oven and hob with extractor hood, with space for fridge freezer and plumbing for a washing machine.

LANDING

With stairs rising from the Lounge, access to a storage cupboard and doors leading to accommodation.

BEDROOM ONE

12' 9" x 10' 2" (3.9m x 3.1m)

A double bedroom having a central heated radiator and double glazed windows to the front aspect.

BEDROOM TWO

9' 4" x 6' 7" (2.86m x 2.01m)

Having a central heated radiator and double glazed window to the rear aspect.



BATHROOM

Being fully tiled and having a panelled bath with electric shower over, low level W/C, pedestal wash basin, Dimplex heater and a double glazed opaque window.

GARDEN

An enclosed rear garden with a paved seating area followed by a lawn with fencing along the boundaries.

DISCLAIMER

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.



We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating



ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

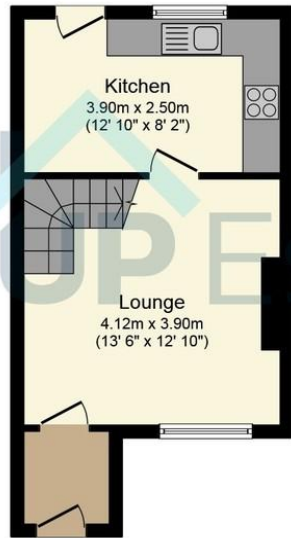




Walkers Way Bedworth CV12 0PS

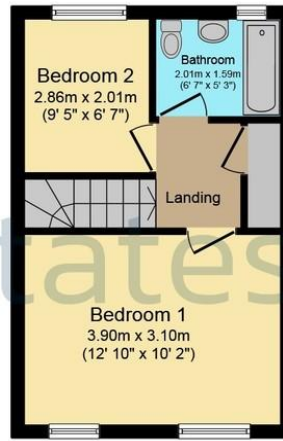


FLOORPLAN



Ground Floor

Floor area 29.0 sq. m. (312 sq. ft.)
approx



First Floor

Floor area 27.0 sq. m. (291 sq. ft.)
approx

Total floor area 56.0 sq. m. (603 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © ProperlyBOX

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