



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

**£250,000 (Offers Over)**

**UP Estates**



### FULL DESCRIPTION

**\*\*Ample Off Road Parking\*\*Deceptively Spacious\*\*** This is a fantastic opportunity to obtain a three bedroom semi-detached house in Bedworth. Boasting multi-car driveway, carport, garage, entrance hall, lounge/diner, conservatory, kitchen and low maintenance private rear garden to the ground floor. On the first floor there are three good sized bedrooms and the bathroom.



3



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107 sq.m

### FRONT ASPECT

An attractive semi-detached house with multi-car driveway, leading to carport and garage.

### ENTRANCE HALL

A welcoming entrance hall with stairs ascending to the first floor, double glazed window and doors leading to the kitchen and lounge/diner.

### LOUNGE/DINER

**27' 4" x 10' 9" (8.35m x 3.3m)**

A sizeable lounge/diner with double glazed bay window, gas central heated radiator and patio doors leading to the conservatory.

### CONSERVATORY

**11' 9" x 9' 6" (3.6m x 2.9m)**

Having double glazed windows and French doors opening to the rear garden.

### KITCHEN

**16' 6" x 6' 2" (5.04m x 1.9m)**

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, double glazed window, door leading to the rear aspect, integrated oven, gas hob, extractor and space for alternate appliances.

### GARAGE

**17' 4" x 8' 2" (5.3m x 2.5m)**

Having power and lighting, a side and an up-and-over door.

## Offers Over £250,000

- Multi-Car Driveway, Carport & Garage
- Three Good Sized Bedrooms
- Lounge/Diner & Conservatory
- Low Maintenance Rear Garden
- Semi-Detached House
- Deceptively Spacious



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#### REAR ASPECT

A low maintenance, beautiful rear garden with access to the garage and fenced boundaries.

#### BEDROOM ONE

**13' 1" x 10' 9" (4m x 3.3m)**

A double bedroom with gas central heated radiator and double glazed window to the rear aspect.

#### BEDROOM TWO

**10' 0" x 12' 10" (3.05m x 3.92m)**

A double bedroom with gas central heated radiator and double glazed window to the front aspect.

#### BEDROOM THREE

**6' 11" x 6' 3" (2.13m x 1.92m)**

A single bedroom with double glazed window and gas central heated radiator.

#### BATHROOM

**5' 5" x 7' 6" (1.66m x 2.3m)**

Being tiles throughout having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated towel rail and a double glazed opaque window.



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## 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.





**Renison Road Bedworth CV12 0DS**



## FLOORPLAN

For illustrative purposes only. Measurements are approximate and not to scale.

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APPROX GROSS INTERNAL FLOOR AREA: 107 sq. m / 1152 sq. ft



### CONTACT

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