

**2 Bedroom Detached Bungalow  
located in Bedworth.**

**£240,000**

**UP Estates**



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## £240,000

- No Forward Chain
- Detached Two Double Bedroom Bungalow
- Gated Driveway & Detached Garage
- Two Reception Rooms
- Deceptively Spacious & Well Kept
- Viewing Is Essential!



### FULL DESCRIPTION

\*\*No Forward Chain\*\* Detached Garage & Gated Driveway\*\*

This deceptively spacious and well proportioned two double bedroom detached bungalow is now available for purchase! Benefiting from no forward chain this home very briefly comprises; front lawn, off road parking and gated driveway, detached garage, porch, entrance hall, kitchen/breakfast room, living room, bathroom, storage room, two double bedrooms, conservatory and rear garden. Call now to arrange your viewing!

### FRONT ASPECT

An attractive detached bungalow with front lawn, driveway which is partially gated, leading the detached garage.

### PORCH

Porch with double glazed window and door leading to the entrance hall.

### ENTRANCE HALL

A welcoming entrance hall with doors leading the kitchen/breakfast room, living room, bathroom, storage room and both bedrooms.

### KITCHEN/BREAKFAST ROOM

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, integrated electric oven and gas hob. There is space for alternate appliances, a double glazed window to the front aspect and door leading to the side entrance.

### LIVING ROOM

A sizeable living room with large double glazed window allowing plentiful natural light, gas central heated radiator and fireplace.

### STORAGE ROOM

Housing the combination boiler, currently used as storage space.

### CONSERVATORY

With multiple double glazed windows, tiled flooring, electric & door leading to the rear aspect.



#### **BEDROOM ONE**

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

#### **BEDROOM TWO**

A double bedroom with gas central heated radiator and double glazed door leading to the conservatory.

#### **REAR ASPECT**

A beautiful rear garden mainly paved with mature shrubs, access to the detached garage & extra space to the rear for storage.

#### **DETACHED GARAGE**

Having power, lighting, a double glazed window and an up-and-over door.

#### **BATH AND SHOWER ROOM**

An impressively sized room, partially tiled and having a panelled bath, low level W/C, pedestal wash basin, central heated radiator, separate walk in shower cubicle and a double glazed opaque window.





#### **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.

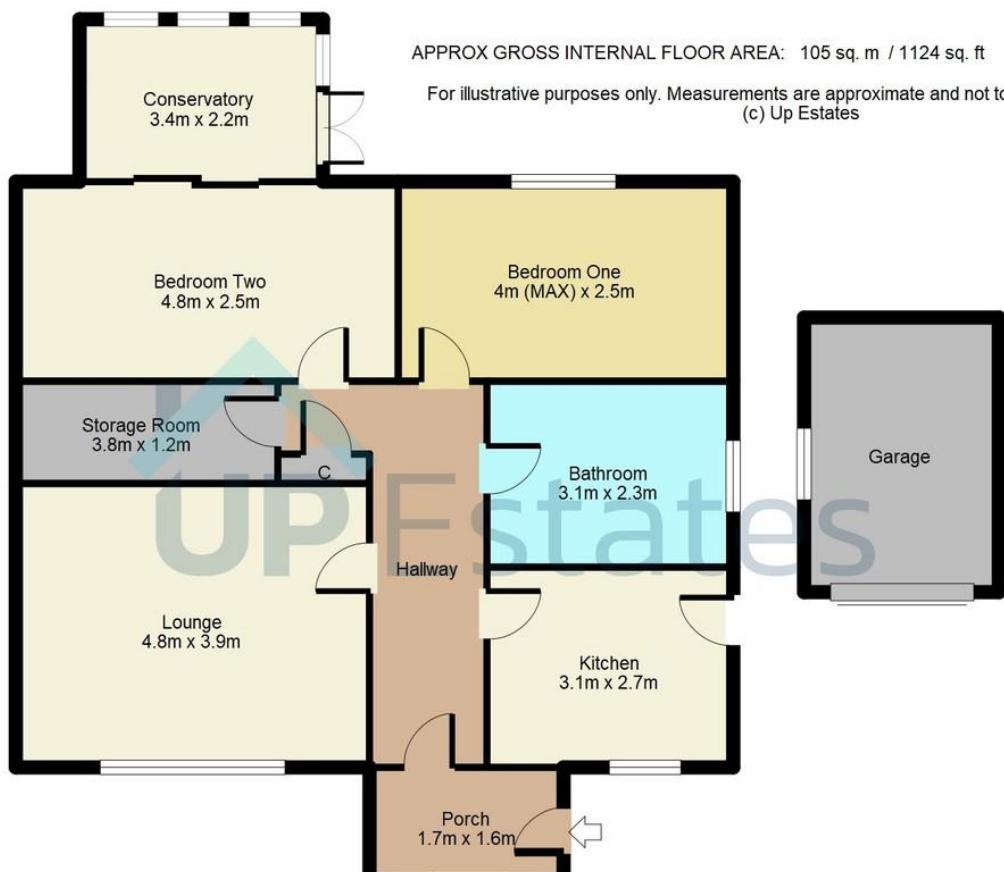
All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance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



## FLOORPLAN



**Drayton Road Bedworth CV12 9EZ**

## CONTACT

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