



### 3 Treviscoe Close | Exhall | CV7 9FE

Russell Cope are very pleased to market this appealing Semi-detached family home on a popular residential estate in Exhall, close to Bedworth Town Centre & with good Motorway links. The property has the benefit of gas central heating and double glazing & in more detail comprises:

Entrance porch, entrance hallway, lounge, dining room, kitchen, THREE bedrooms & bathroom, attractive rear garden, garage & front driveway providing off-road parking for two vehicles.

Freehold, Council Tax band: B, EPC rating: E

### Offers In Region Of £229,000

- Popular residential estate
- Off road parking
- Close to Bedworth Town Centre
- GSC & DG
- Appealing family home



## Property Description

### ENTRANCE PORCH

UPVC double glazed patio door into porch area, vinyl flooring

### ENTRANCE HALL

Hardwood entrance door with privacy glass, laminate flooring, central heating radiator, door leading through to lounge

### LOUNGE

16' 1" x 12' 2" (4.917m x 3.729m) UPVC double glazed window to front aspect, feature fireplace with open coal fire, laminate flooring, storage cupboard, central heating radiator, sliding doors through to dining room

### DINING ROOM

11' 0" x 8' 6" (3.353m x 2.599m) UPVC patio door leading to rear garden, laminate flooring, central heating radiator, door leading through to kitchen

### KITCHEN

11' 7" x 7' 0" (3.535m x 2.135m) UPVC double glazed door leading to rear garden, UPVC windows to rear aspect, fitted with a range of cream wooden base units & wall cupboards, complementary worktop, tiled to splash back areas, electric oven & hob with extractor above, stainless steel sink unit with chrome tap & drainer, plumbing for washing machine, integrated fridge, tiled flooring

### STAIRS & LANDING

fitted carpet, access to loft space, doors leading to all bedrooms & bathroom

### BEDROOM ONE

13' 2" x 9' 1" (4.021m x 2.774m) Two UPVC double glazed windows to front aspect, laminate flooring, central heating radiator

### BEDROOM TWO

11' 0" x 7' 2" (3.361m x 2.192m) UPVC double glazed window to

rear aspect, fitted carpet, central heating radiator

### BEDROOM THREE

8' 6" x 7' 2" (2.615m x 2.208m) UPVC double glazed window to rear aspect, laminate flooring, central heating radiator

### BATHROOM

6' 8" x 5' 3" (2.040m x 1.615m) UPVC double glazed window to side aspect, panelled bath with shower above, low level w.c, pedestal wash hand basin, fully tiled, tiled flooring

### REAR GARDEN

Attractive rear garden, double wooden side gate giving access to rear garden & garage, carport area, paved patio area, lawn, raised flower beds, fenced boundaries, timber shed, greenhouse

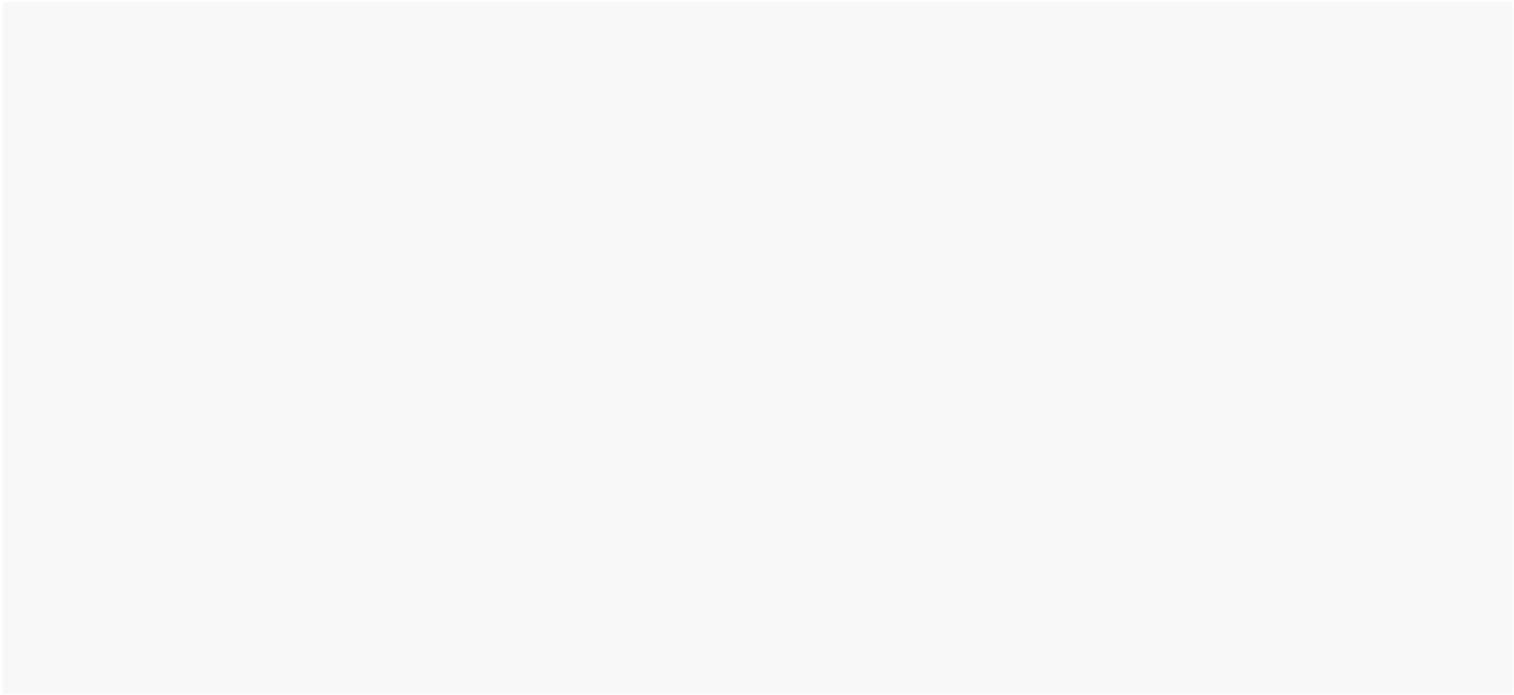
### GARAGE

Garage with double doors, power & light

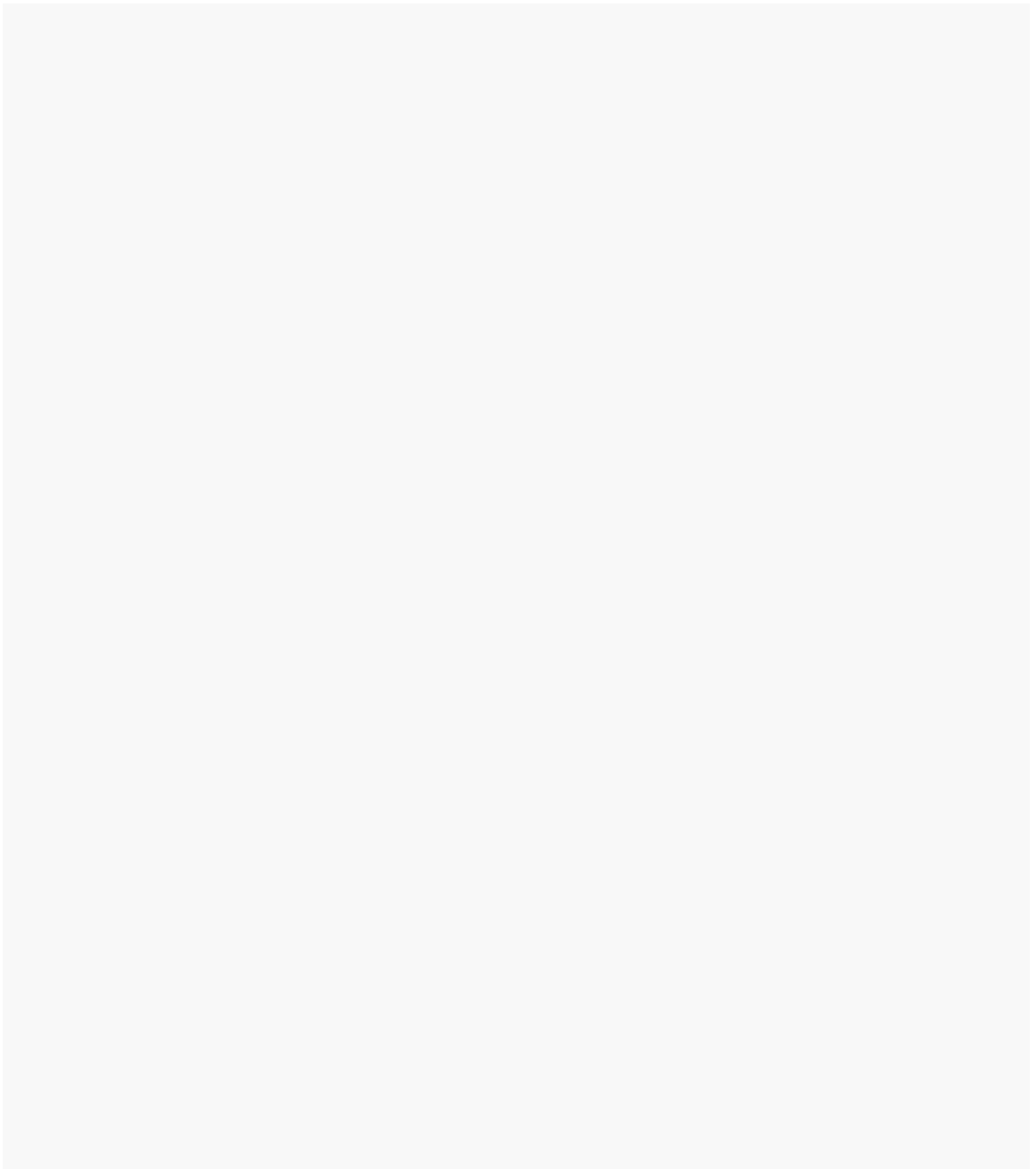
### FRONT DRIVEWAY

Block paved driveway & pathway providing off road parking for two vehicles, flower beds











For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

## Tenure

Freehold

## Council Tax Band

B

## 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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		7.3
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	5.1	
	<b>F</b>		