



**319 Bedworth Road, Coventry
Warwickshire CV6 6BN
Asking Price £155,000**

Pointons are pleased to bring to the market a 2 bedroom terraced house that really needs to be viewed to appreciate the standard of finish. The property has 2 double bedrooms and a large kitchen area with a large conservatory offering additional living space. The property is double glazed and central heated and available to view right now.



Details

Tenure
Freehold

Council Tax Band
Band A Coventry Council

EPC
D (61)

Lounge

13 x 12'7 (3.96m x 3.66m'2.13m)

Modern decorated lounge with wooden flooring central heating radiator and door into kitchen

Kitchen

16'2 x 10'7 (4.88m'0.61m x 3.05m'2.13m)

Fitted modern kitchen, range of base, wall and drawer units with sink and side drainer and open plan into the conservatory

Conservatory

15'3 x 11'8 (4.57m'0.91m x 3.35m'2.44m)

Glazed to 2 sides with double doors leading into the garden.

Bedroom One

13 x 13 (3.96m x 3.96m)

Double glazed window to the front and central heating radiator.

Bedroom Two

10'6 x 9'10 (3.05m'1.83m x 2.74m'3.05m)

Double glazed window to the side and central heating radiator.

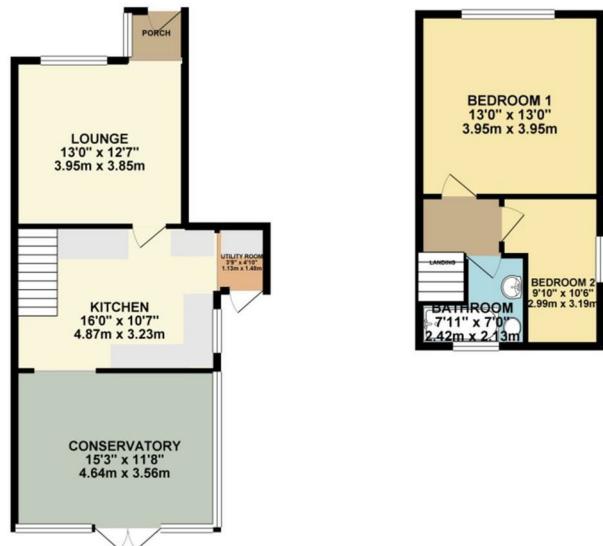
Bathroom

7'11 x 7 (2.13m'3.35m x 2.13m)

White bathroom suite with double glazed window above the bath, shower over the bath toilet and sink.

GROUND FLOOR 538.23 sq. ft.
(50.00 sq. m.)

1ST FLOOR 308.56 sq. ft.
(28.67 sq. m.)



TOTAL FLOOR AREA: 846.79 sq. ft. (78.67 sq. m.) approx.
Whilst every effort has been made to ensure the accuracy of the floorplan contained here, measurements are approximate and should be used as a guide only. The floorplan is for illustrative purposes only and should not be used as a substitute for the detailed survey. The floorplan is not to scale. The property is sold as is and subject to contract. The floorplan is not to scale. The floorplan is not to scale. Made with Floorplanner 8.0.2.0

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D		61
(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		79
(69-80) C		
(55-68) D		56
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



www.pointons-group.com

2 Bond Gate Chambers,
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

5 Kingsway House, King Street
BEDWORTH
CV12 8HL
024 7662 0055
bedworth@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711 911
atherstone@pointons-group.com

