



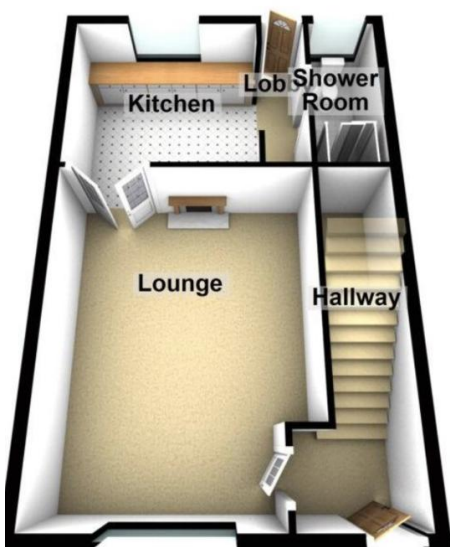
146 Acacia Crescent

CV12 9DB

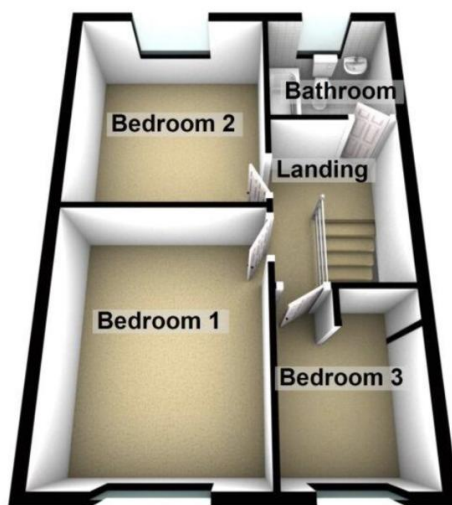
Offers In Excess Of £160,000

***WELL PRESENTED FAMILY HOME *** A well presented modern end terraced property situated in a well established residential location. In our opinion, the main selling features of the property are;- double glazed, gas fired central heating, reception hall, lounge, kitchen/ dining room, WC, shower room, spacious storage area beneath stairs. On the first floor;- three bedrooms and bathroom. Outside;- direct access over dropped kerb leading to majority tarmacadam foregarden providing parking, larger than average part lawned, part bordered rear garden, covered raised tiled patio area.

Ground Floor



First Floor



OFFICE
Hawkins Estate Agents
13 King Street
Bedworth
Warwickshire
CV12 8HS

T: 02476 312 379
E: bedworth@hawkins-online.co.uk
W: www.hawkinsgroup.co.uk

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In more detail, the property comprises;-

UPVC double glazed front entrance door opening into reception hall.

RECEPTION HALL

Stairs ascending, hot water radiator, interlocking laminate wood effect floor covering.

LOUNGE

15' 10" x 13' 8" (4.83m x 4.17m) UPVC double glazed window to front elevation, hot water radiator, interlocking laminate wood effect floor covering, coal effect electric fire set in feature fireplace surround upon raised hearth, double doors opening into kitchen.

KITCHEN/DINER

10' 10" x 9' 11" (3.3m x 3.02m) UPVC double glazed window to rear elevation, hot water radiator to side wall, the kitchen has the benefit of;- light oak style wall and base units with mottled roll edge laminate work surfaces to two walls incorporating one and a half bowl stainless steel sink unit hot/cold mixer, single drainer, space for slot in cooker, space and plumbing for washing machine, space for tall fridge freezer, opening into rear hall.

REAR HALL

Obscure UPVC double glazed rear exit door, door into spacious storage area beneath stairs, door into shower room.

SHOWER ROOM

8' x 2' 8" (2.44m x 0.81m) Obscure UPVC double glazed window to rear, WC flush unit, separate shower cubicle with shower unit above shower tray, shower tray, tiled to half wall height.

On the first floor;-

LANDING

Access to roof space via drop down ladder (power and boarded), door opening into storage area housing wall mounted gas fired central heating boiler.

BEDROOM ONE

13' 6" x 9' 11" (4.11m x 3.02m) UPVC double glazed window to front elevation, hot water radiator, two double door built in cupboards.

BEDROOM TWO

9' 11" x 9' 8" (3.02m x 2.95m) UPVC double glazed window to rear elevation, hot water radiator, two double door built in cupboards.

BEDROOM THREE

6' 8" x 11' 6" (max) (2.03m x 3.51m) UPVC double glazed window to front elevation, hot water radiator.

BATHROOM

5' 6" x 6' 10" (1.68m x 2.08m) Obscure UPVC double glazed window to rear elevation, heated towel rail to side wall, three piece bathroom suite comprises;- WC flush unit, wash hand basin hot/cold, panel bath hot/cold, shower unit set above, fully tiled around the bath and shower area, tiled to half wall height otherwise.

OUTSIDE

Dropped kerb leading to majority tarmacadam foregarden providing ample parking. Side access leading to larger than average rear garden, part lawned, part bordered, brick built outhouse, feature raised tiled patio/ barbecue area with pitched tiled roof covering.

GENERAL INFORMATION

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: all mains services are connected but not tested. The telephone is available subject to the appropriate telephone companies regulations. Hawkins have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		



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