



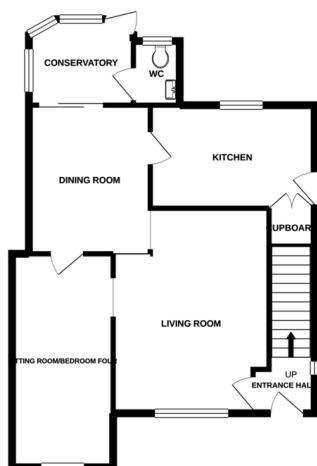
107 Newdigate Road

CV12 8DE

Asking Price Of £255,000

VIEWINGS TO COMMENCE FROM FRIDAY THE 25TH SEPTEMBERTHREE DOUBLE BEDROOM DETACHED PROPERTY***CONVERTED GARAGE TO ADDITIONAL RECEPTION ROOM/BEDROOM FOUR*** Accommodation in brief; entrance hall, living room, dining room, sitting room/bedroom four, fitted kitchen, conservatory, downstairs WC, three double bedrooms, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, block paved driveway, and private rear garden. Contact Hawkins Estate Agents to arrange a viewing.

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given.
Made with Metreplan 02/2020



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

hawkins
Sales and Lettings
Trustworthy, Reliable, Responsive



107 Newdigate Road

CV12 8DE

VIEWINGS TO COMMENCE FROM FRIDAY THE 25TH SEPTEMBERTHREE DOUBLE BEDROOM DETACHED PROPERTY***CONVERTED GARAGE TO ADDITIONAL RECEPTION ROOM/BEDROOM FOUR*** Accommodation in brief; entrance hall, living room, dining room, sitting room/bedroom four, fitted kitchen, conservatory, downstairs WC, three double bedrooms, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, block paved driveway, and private rear garden. Contact Hawkins Estate Agents to arrange a viewing.

In more detail the property comprises;

ENTRANCE HALL

Entrance through double glazed composite door, stairs ascending to first floor, UPVC double glazed window to side aspect, panel radiator, door to;

LIVING ROOM

14' 5" x 11' 9" (4.39m x 3.58m) With UPVC double glazed window to front aspect, panel radiator, feature fireplace with flame effect gas fire, opening into;

DINING ROOM

11' 2" x 8' 9" (3.4m x 2.67m) With aluminium double glazed patio doors leading to the conservatory, panel radiator, doors to;

SITTING ROOM / BEDROOM FOUR

16' 6" x 7' 5" (5.03m x 2.26m) With UPVC double glazed window to front aspect, panel radiator.

CONSERVATORY

8' 1" x 7' 9" (2.46m x 2.36m) With UPVC double glazed windows to side and rear aspect, UPVC double glazed door leading to the garden, door to;

GROUND FLOOR WC

With obscure UPVC double glazed window to rear aspect, low level WC, hand wash basin.

KITCHEN

8' 4" x 12' 3" (2.54m x 3.73m) With UPVC double glazed window to rear aspect, UPVC double glazed door to side access. A range of wall and base units with roll top work surfaces, inset sink and

drainage unit, built in double electric oven and electric hob, with extractor hood, plumbing for washing machine, pantry cupboard.

LANDING

With obscure UPVC double glazed window to side aspect, access to loft hatch, doors to;

BEDROOM ONE

11' 2" x 10' 2" (3.4m x 3.1m) With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

11' 8" x 8' 11" (3.56m x 2.72m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM THREE

7' 2" x 11' 6" (2.18m x 3.51m) With UPVC double glazed window to rear aspect, panel radiator.

FAMILY BATHROOM

With obscure UPVC double glazed window to front aspect, white bathroom suite comprising, panelled bath with shower over, low level WC, wash basin, panel radiator, airing cupboard housing gas central heating boiler.

OUTSIDE

To the front is a dropped kerb to a block paved driveway with slate borders and stocked shrubs, side gate to access to the rear.

The rear has a block paved patio area, stone chipping pathway leading to a laid to lawn garden, with decking and wooden shed, further storage shed, well stocked borders with numerous plants and shrubs, and surrounding fence panels.

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 recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these

%epcGraph_c_1_310_rZ%



arla naea
propertymark



Partners: R F Hawkins FRICS, A Bevan FNAEA, D T Bruckert, C L Talbot MARLA