



 **2**  
Bedrooms

 **2**  
Bathrooms





**\*\*OFF ROAD PARKING FOR TWO CARS\*\*PROPERTY IN NEED OF REFURBISHMENT\*\* OPPOSITE BEDWORTH TRAIN STATION\*\* A two-bedroom, two-bathroom, two reception room end of terraced family home for sale in Bedworth. The property is ideally located and within walking distance of Bedworth train station, Bedworth leisure centre, Nicholas Chamberlaine school, town centre, Tescos, Aldi and easy access to Bayton Road industrial estate, M6 and A44.**

Briefly comprising of entrance hallway, front reception room with bay window, rear reception room with understairs storage, fitted kitchen with space for appliances, ground floor utility room/w.c. Rising to the first floor are two spacious bedrooms with the master benefitting from built in storage cupboard, and part tiled family bathroom with a shower over the bath. Outside is a low-maintenance garden to the front, to the side is parking for 2 vehicles, and a south-facing rear garden. Other features include no onwads chain, vacant on possession, and a gas boiler. The property benefits from a larger plot than the adjoining properties and great potential. As the property is in need of full refurbishment the vendor is looking for serious buyers only.

Good to know:

EPC - E

Total Floor area - 85 Square meters / 914 Square foot.

Council Tax Band - B - £1,700.

Reason for sale - landlord looking to exit the market and tenant to vacate.

Tenant to vacate on or before 08/05/24 as per the section 21.

Loft access via the front main bedroom cupboard

Boiler - brand - mains - located in the bathroom.

The consumer unit/fuse box and electric meter are located under the stairs, and the gas meter is located in the front receipt room.

Measurements in foot.

Hallway.

Lounge -11.79 x 11.83

Dining room - 11.32 x 11.59

Kitchen - 12.99 x 6.44.

Utility/W.C - 6.12 x 6.44.

Garden

1st floor


Front bedroom - 17.39 x 11.82 - storage cupboard (access to loft)

Rear bedroom- 8.36 x 11.62

Bathroom - 12.32 x 6.29 - Boiler location





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		79
(55-68) <b>D</b>		
(39-54) <b>E</b>	51	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC 

Address: Bedworth, CV12

