



2

Bedrooms

2

Bathrooms



****No onwads chain**9ft high ceilings**Ideal First-Time Buy or Investment**Potential yield of 6%** Suttons is proud to offer for sale a modern and well-presented two-bedroom mid-terraced family home. The property is ideally located next to Bedworth Park, sports leisure centre, town centre, Bedworth train station, Health centre along with a wealth of shops, schools and road networks such as M6 & A444.**

Briefly comprises of two reception rooms with the front benefitting from a bay window and feature fireplace, understairs storage cupboard, modern fitted kitchen with space for appliances, and ground floor toilet/utility. Raising to the first floor are two spacious bedrooms with the rear benefitting from a built-in storage cupboard and a modern part-tiled bathroom with a shower over the bath. Outside is a low maintenance garden to the front, and to the rear, a southeast-facing garden part decked and mainly laid to lawn proving both side alley access and also a rear gate onto Bedworth Park. Other features include double glazing, gas central heating throughout along with no onwads chain. The property is an ideal first-time buy or investment – Call the office now to arrange an internal inspection.

Good to know:

No onwads chain.

Parking – street parking – for the viewing, there is 3 hours of free parking at Bedworth leisure centre located just behind the property.

Council Tax Band – A - £1526pa

EPC Rating E

Internal area – 66 Square meters / 710 square foot.

Boiler – located in the ground floor utility – approx. 18 years old.

Meters and consumer unit are located in the cupboard under the stairs.

If rented we expect the property to achieve in the region of £800pcm-825pcm.

Measurements in foot.

Front reception room - 14.28 (max) x 10.51

Rear reception 10.95 x 10.51

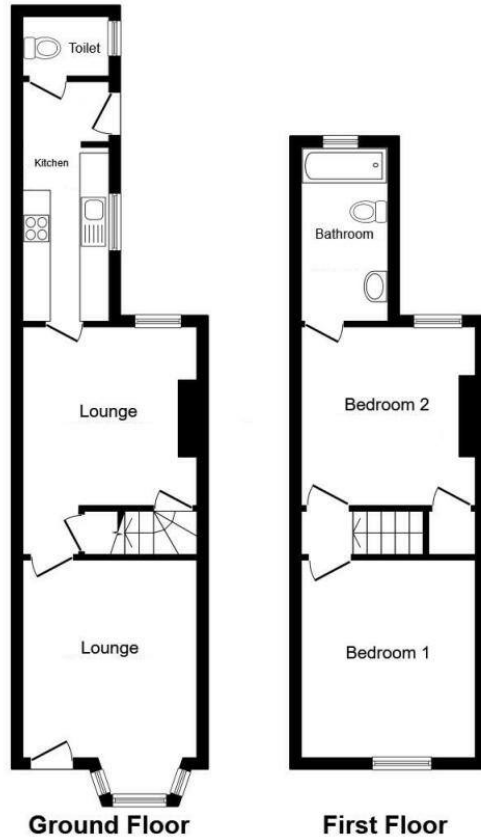
Kitchen - 17.96 x 5.12


Ground floor toilet - 3.73 x 5.31

Bed 1 front - 10.49 11.96

Bed 2 rear - 11.04 x10.52

Bathroom 10.50 x 5.09



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92+)	A		
(81-91)	B		
(69-80)	C		80
(55-68)	D		
(39-54)	E	40	
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales			EU Directive 2002/91/EC 

Address: 70 Coventry Road, CV12



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).