



25 William Street | Bedworth | CV12 9DS

Asking Price Of £145,000

UNEXPECTEDLY BACK TO MARKET**INVESTORS ONLY***TENANT IN SITU*****Traditional style well presented Terraced property offering a good investment in a popular location, close to Bedworth Town Centre and all amenities. The property benefits from gas central heating and UPVC double glazed windows and in more detail comprises: Lounge, Dining Room, Kitchen, Bathroom, Two bedrooms, and rear garden
Freehold
Current Tenant paying £725 pcm. Council Tax Band A. EPC Rating D

- Buy To Let Investment
- Tenant In Situ Currently Paying £725pcm
- Two Bedrooms & Bathroom
- Two Reception Rooms & Fitted Kitchen
- Well Presented Throughout



Property Description

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LOUNGE

9' 11" x 11' 1" (3.04m x 3.38m) UPVC double glazed window to front aspect, grey laminate flooring, central heating radiator, T.V Ariel point,

DINING ROOM

11' 1" x 11' 3" (3.39m x 3.45m) UPVC window to rear aspect, fitted grey carpet, central heating radiator, door leading through to the kitchen.

KITCHEN

6' 4" (1.95m) Fitted with a range of matching white high gloss base & grey wall units, complimentary grey tiles to splash back areas, white worktops, grey composite 1.5 sink unit with mixer tap, grey laminate flooring, UPVC rear door giving access to rear garden

STAIRS & LANDING

Fitted grey carpet, access to loft space

BEDROOM ONE

11' 1" x 11' 2" (3.39m x 3.41m) UPVC window to front aspect with blinds, fitted grey carpet, built in wardrobe, central heating radiator

BEDROOM TWO

7' 8" x 11' 5" (2.35m x 3.49m) UPVC window to rear aspect with blinds, fitted grey carpet, central heating radiator,

BATHROOM

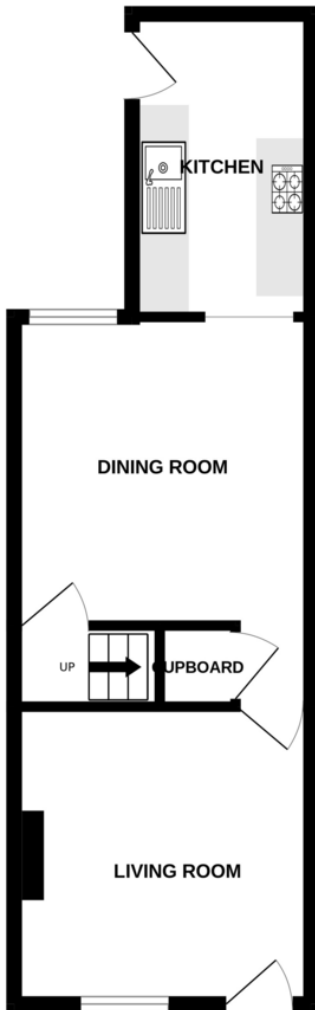
6' 1" x 10' 6" (1.87m x 3.21m) UPVC window to rear aspect, white newly fitted panelled bath with shower above, white pedestal wash hand basin with mirror above, white low level W.C, chrome heated towel rail, built in cupboard housing the combi boiler, grey laminate flooring

REAR GARDEN

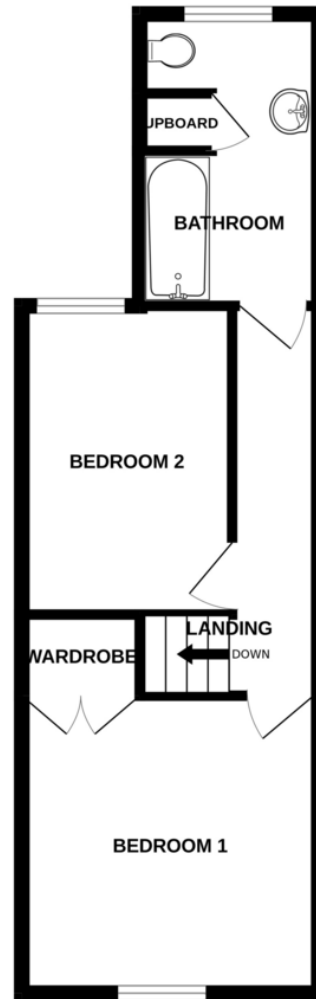
Attractive rear garden, slabbed patio area, lawn, gravel border, brick built outbuilding, fenced boundaries, rotary washing line



GROUND FLOOR
360 sq.ft. (33.5 sq.m.) approx.



1ST FLOOR
360 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (66.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure

Freehold

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Council Tax Band

A

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements