



## 285 Newtown Road | Bedworth | CV12 8QQ

\*\*\*BEING SOLD VIA SECURE SALE ONLINE BIDDING. TERMS & CONDITIONS APPLY. STARTING BID £355,000\*\*\***GENEROUS PLOT WITH STABLES/BARN & OUTDOOR WORKSHOP\*\*\*AMPLE PARKING\*\*\*** In brief the property comprises; entrance hall; lounge; breakfast kitchen, dining room, second reception room, three bedrooms; family bathroom, front driveway providing off road parking & separate driveway, large rear garden area with outdoor stables, barn and outdoor workshop, utility room and w.c  
Freehold, council tax band: D, EPC rating E

## Auction Guide Price £355,000

- Immediate 'Exchange Of Contracts' available
- Online Auction Starting Bid £355,000
- Three Bedrooms
- Two Reception Rooms
- Kitchen Breakfast Room



## Property Description

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### ENTRANCE HALL

UPVC double glazed entrance door, single central heating radiator, doors to lounge and second reception room, stairs to first floor.

### LOUNGE

12' 3" x 11' 8" (3.751m x 3.558m) UPVC double glazed window bay window to front aspect, fitted carpet, double radiator, feature fireplace with solid fuel fire.

### BREAKFAST KITCHEN

15' 9" x 14' 11" (4.812m x 4.566m) Fitted having range of matching base units and wall cupboards incorporating drawers, roll top work surfaces over, inset double drainer stainless steel unit. Solid fuel fire, built in under stairs storage cupboard, fully tiled walls and floor, UPVC double glazed windows to rear and side aspect, stable door leading to Dining room, UPVC double glazed rear door leading to Rear Garden.

### DINING ROOM

13' 7" x 12' 2" (4.161m x 3.724m) UPVC double glazed windows to side and rear aspects, fitted carpet, double radiator, UPVC double glazed side door.

### SECOND RECEPTION ROOM

16' 2" x 14' 1" (4.940m x 4.312m) UPVC double glazed bay window to front aspect, fitted carpet, feature fireplace with gas fire, double radiator.

### STAIRS AND LANDING

Fitted carpet, access to roof space.

### BEDROOM ONE

13' 5" x 12' 1" (4.090m x 3.688m) UPVC double glazed window to rear aspect, double radiator.

### BEDROOM TWO

12' 2" x 11' 7" (3.721m x 3.547m) UPVC double glazed windows to front aspect, double radiator.

### BEDROOM THREE

15' 2" x 7' 8" (4.623m x 2.353m) Dual UPVC double glazed windows to front aspect, double radiator, built in storage cupboard.

### BATHROOM

Panelled bath, pedestal wash hand basin, low level w.c, built in storage cupboard housing hot water tank, fully tiled walls and flooring, UPVC double glazed window to side aspect.

### OUTSIDE

Front

Paved driveway providing off road parking. Separate driveway to side having gated access, fence and wall boundaries. Continuation of the driveway to the other side giving direct access to Garage and Double Opening Gates leading to Rear Garden.

Rear Garden/Yard

Sheltered patio area having artificial grass, further lawn area with decorative shrubs. Large concrete yard area having Stables, Workshops and barn. Doors leading to Outside WC & Utility Room..

#### UTILITY ROOM

17' 1" x 11' 0" (5.232m x 3.372m) Having plumbing for washing machine, UPVC double glazed window and door to rear.

#### OUTSIDE W.C

Having low level w.c, tiled walls and flooring.

#### GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding D EPC E.

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

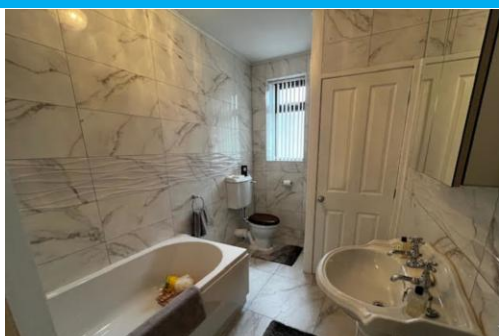
Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The

Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.



## Tenure

Freehold

## Council Tax Band

D

## 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 are 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

| Energy Efficiency Rating                           |         |           |
|--|---------|-----------|
|  | Current | Potential |
| <i>Very energy efficient - lower running costs</i> |         |           |
| (92+) <b>A</b>                                     |         |           |
| (81-91) <b>B</b>                                   |         |           |
| (69-80) <b>C</b>                                   |         | 78        |
| (55-68) <b>D</b>                                   |         |           |
| (39-54) <b>E</b>                                   | 40      |           |
| (21-38) <b>F</b>                                   |         |           |