



4 Moat Farm Drive | Bedworth | CV12 0LF

VASTLY EXTENDED FAMILY HOMESPACIOUS ACCOMODATION WITH THREE GOOD SIZE BEDROOMS***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, living room, extended sitting room, extended dining room (originally conservatory), extended kitchen, three good size bedrooms, and family bathroom. Also benefiting from UPVC double glazing, gas central heating, block paved drive, providing off road parking, single garage, and enclosed private rear garden. Freehold. Council Tax Banding B. EPC Commissioned.

Offers In Region Of £239,950

- Vastly Extended Mid Terraced
- Extended Kitchen
- Three Bedrooms & Family Bathroom
- Extended Living Room
- Extended Dining Area



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

7' 4" x 4' 8" Access to the property via obscure double glazed UPVC front door, Obscure UPVC double glazed window to side aspect, cupboard housing gas meter. Panel radiator, door to;

LIVING ROOM

22' 2" x 10' 2" (6.76m x 3.1m) With UPVC double glazed window to front aspect, panel radiator, 'Amtico' flooring double doors leading to stairs access. Door to kitchen, and opening into;

EXTENDED LIVING ROOM

7' 4" x 10' 3" (2.24m x 3.12m) 'Amtico' flooring, panel radiator, double glazed patio doors leading into;

EXTENDED DINING ROOM

9' 9" x 11' 3" (2.97m x 3.43m) With UPVC double glazed windows to rear and side aspects, UPVC double glazed French doors leading to the garden. Double glazed skylight, panel radiator, tiled floor.

KITCHEN

15' 10" x 8' 1" (4.83m x 2.46m) With UPVC double glazed window to rear aspect, panel radiator. Kitchen comes with a range of wall and base units with roll top work surfaces, inset sink and drainage unit, fitted double electric oven with gas hob and extractor hood. Built in

dishwasher, plumbing for washing machine.

STAIRS ACCESS

With under stairs storage area, panel radiator, stairs ascending to the first floor.

LANDING

Access to the loft with loft hatch. Doors to;

BEDROOM ONE

12' 2" x 9' 10" (3.71m x 3m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

9' 1" x 9' 9" (2.77m x 2.97m) With UPVC double glazed window to rear aspect, panel radiator. built in cupboard.

BEDROOM THREE

8' 2" x 8' 9" (2.49m x 2.67m) With UPVC double glazed window to front aspect, panel radiator.

FAMILY BATHROOM

8' 1" x 8' 8" (2.46m x 2.64m) With obscure UPVC double glazed window to rear aspect, white bathroom suite comprising, jacuzzi bath with shower over, low level WC, wash basin set in vanity cupboard, heated chrome towel rail.

OUTSIDE

To the front is a block paved drive providing off road parking for two vehicles. To the rear is a paved patio, raised step to an endosed private garden which is laid to lawn, plastic purpose built shed, and surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding B. EPC Commissioned.

Parts of Bedworth & Exhall are located in an ex coal mining area.

Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

New development is being built off Hospital Lane.

We have been made aware the property is Standard Brick Construction.

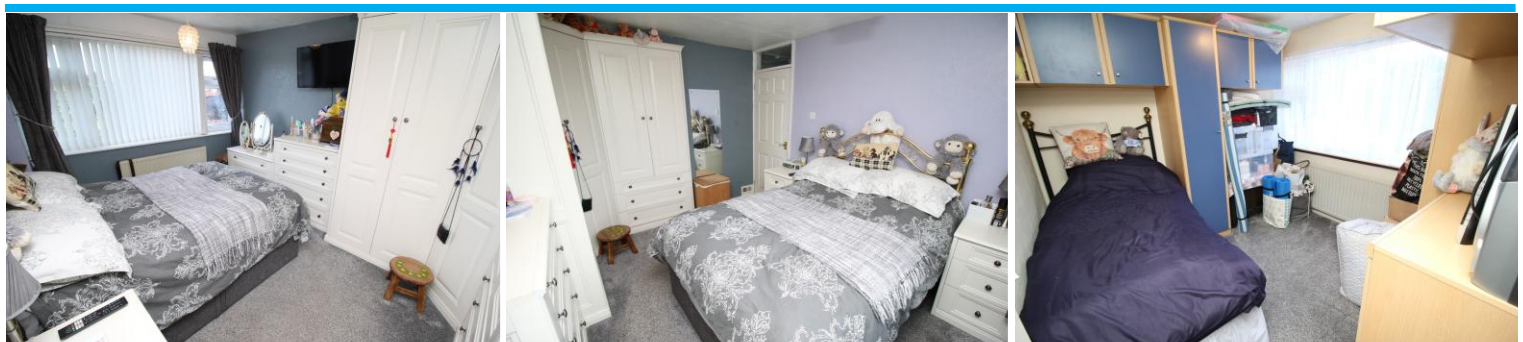
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

SERVICES: Russell Cope Estate Agents 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.

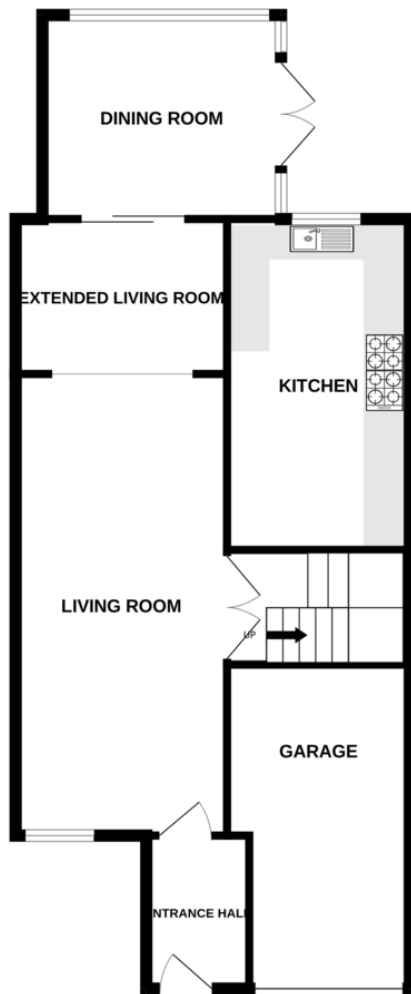
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

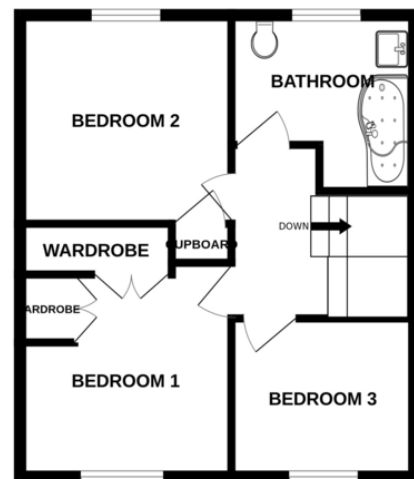
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



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

B

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