



## 24 Bagworth Road

, Barlestone, CV13 0EG

£825 Per Calendar Month



A three bedroomed terraced property with the benefit of UPVC double glazing, gas fired central heating via condensing combination boiler, The accommodation briefly comprises: Lounge, dining room, kitchen, bathroom, separate w,c with wash hand basin, three bedrooms, enclosed rear garden.



**Lounge (front) 11'8" x 11'6" (3.56 x 3.50)**

Having obscure UPVC double glazed door, UPVC double glazed window, central heating radiator, open hearth fire in attractive surround, double cupboard, coving.

**Dining room (rear)**

4.46m max 3.48m min x 3.60m max 0.81m min (14'8" max 11'5" min x 11'10" max 2'8" min)

Having UPVC double glazed window, central heating radiator, fireplace in cast iron grate, laminate floor, room stat, under stairs cupboard, coving.

**Kitchen (rear) 13'10" x 6'5" (4.21 x 1.96)**

Having stainless steel sink unit, base and wall units comprising ten base units and six wall units, associated work surfaces, split level ceramic hob and electric fan assisted oven, plumbing for washing machine, UPVC double glazed side picture window, central heating radiator, wall mounted condensing combination boiler.

**Inner hallway 6'5" x 2'10" (1.96 x 0.86)**

Having fitted cupboard, obscure UPVC double glazed door.

**Modern bathroom (rear) 6'7" x 5'9" (2.0 x 1.75)**

Having full suite in white comprising panelled bath with mixer shower and side glazed screen, wash hand basin, low flush w.c, chrome ladder style central heating radiator, obscure UPVC double glazed window, ceramic tiled floor, extractor fan.

**First floor landing**

6.13m max 0.79m min x 2.56m max 0.80m min (20'1" max 2'7" min x 8'5" max 2'7" min)

**Bedroom 1 (front) 11'5" x 11'5" (3.48 x 3.47)**

Having twin UPVC double glazed windows, central heating radiator,

**Bedroom 2 (rear) 11'5" x 8'7" (3.48 x 2.62)**

Having UPVC double glazed window, central heating radiator, fitted double wardrobe.

**Inserted room**

**Bedroom 3 (rear) 9'0" x 6'4" (2.75 x 1.93)**

Having UPVC double glazed window, central heating radiator,

**Separate w.c 4'11" x 3'5" (1.51 x 1.04)**

Having wash hand basin, low flush w.c. UPVC double glazed window.

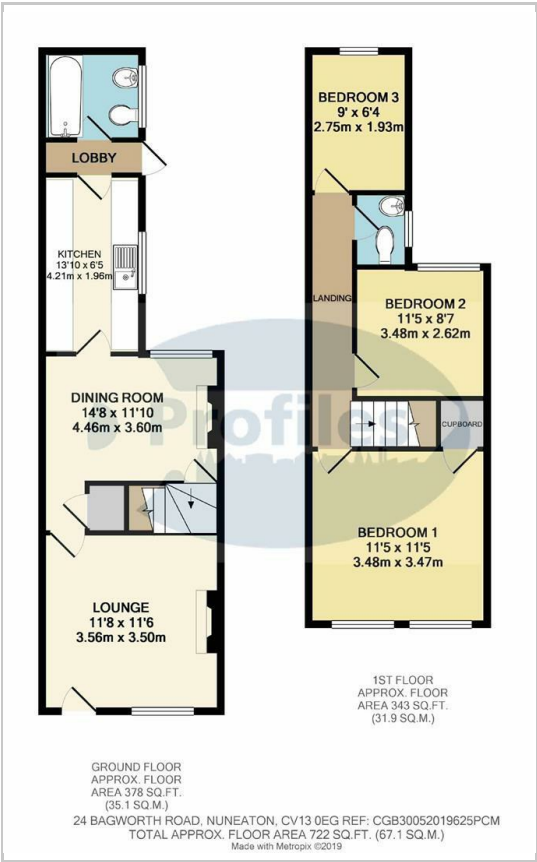
**Outside**

Having enclosed low maintenance rear garden, pedestrian access, paved patio, brick store.

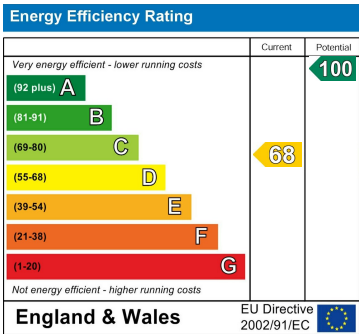
**Area Map**



**Floor Plans**



**Energy Efficiency Graph**



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