



HR ESTATE AGENTS

4 Bedrooms

House - Semi-Detached

£269,950

Located in

Bedworth





Leicester Road

Bedworth | CV12 8AH



Emma Sheridan is delighted to present this charming semi-detached house located on Leicester Road in Bedworth, offered with no onward chain. This traditional home boasts spacious living across three floors, making it an ideal choice for families seeking comfort and convenience.

The property combines original features, along with two well-proportioned reception rooms, perfect for family gatherings or entertaining guests. The kitchen is practical and functional, complemented by a convenient downstairs WC for added ease. A bright sunroom extends from the kitchen, providing a serene space to unwind or enjoy quality time with loved ones, while also offering access to the private rear garden.

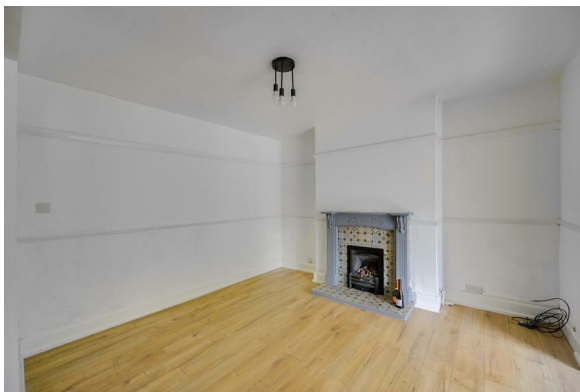
On the first floor, you will find two generous double bedrooms and a single bedroom, providing ample space for a growing family. A loft conversion adds a fourth bedroom, which can serve as a versatile area for a home office, hobby room, or guest accommodation. The home retains its character with original flooring and fireplaces, while modern touches ensure it meets the needs of contemporary living.

Externally, the property benefits from off-road parking at the front and a good-sized rear garden, perfect for outdoor dining, gardening, or a play area for children.

Situated within walking distance of Bedworth town centre, this home is conveniently located near shops, schools, and local amenities. Additionally, outdoor spaces and transport links are easily accessible, enhancing the appeal of this lovely property. With its blend of traditional charm and modern living, this home presents a fantastic opportunity to move straight in and enjoy a central location.

Leicester Road

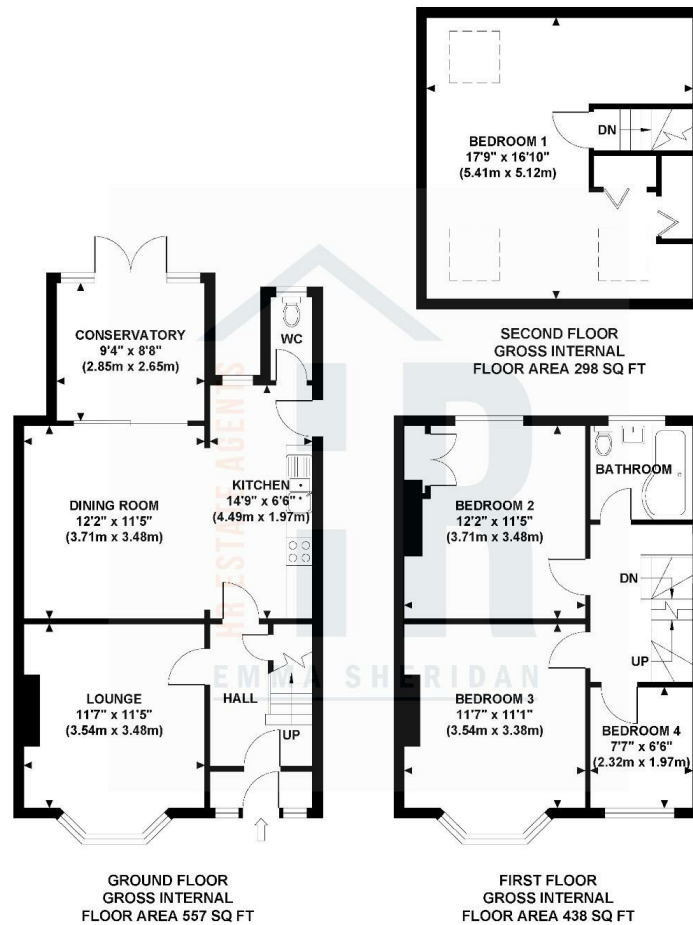
£269,950 Freehold



- Traditional Home with Original Features - No Onwards Chain
- Two Reception Rooms & Four Bedrooms
- Bright Sunroom to Rear Garden
- Walking Distance to Town Centre
- Spacious Living Across Three Floors
- Modern Family Bathroom & Convenient downstairs WC
- Off Road Parking

LEICESTER ROAD

Approximate Gross Internal Area 1293 sq ft / 120.10 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Council Tax Band C

Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.

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

Number Three Siskin Drive
Coventry
CV3 4FJ


HR ESTATE AGENTS