

**2 Bedroom House - Terraced**  
**located on The Lawns, Bedworth**  
**£195,000**

**UP Estates**



**\*\*Mid-Terraced Home\*\*** **Two Double Bedrooms\*\*** **Modern Kitchen\*\*** Up Estates are pleased to bring to market this fantastic two-bedroom, mid-terraced property situated in a quiet residential area on the outskirts of Bedworth. This lovely property is suitable for first-time or investment buyers. The accommodation in brief comprises of entrance hallway, Kitchen, Lounge, Landing, two great-sized bedrooms, family bathroom and moving outside, an enclosed lawn rear garden. Please call us to book a viewing!

### **Entrance Hall**

With stairs ascending to the first floor and doors leading to the Lounge and Kitchen.

### **Kitchen**

6'0" x 10'3"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer and mixer tap, integrated oven, hob and extractor with space for alternative appliances.

### **Lounge**

12'0" x 14'0"

Reception room having a central heated radiator and patio doors leading to the rear aspect.

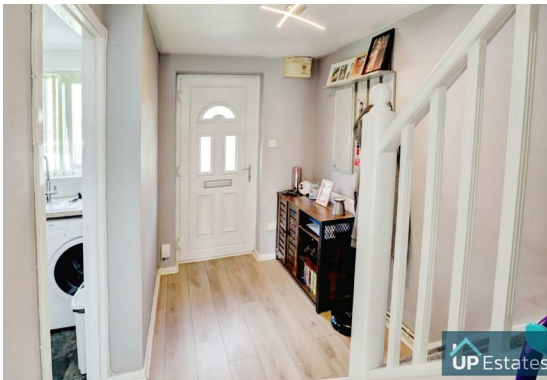
### **Landing**

With stairs rising from the ground floor and doors leading to accommodation.

£195,000

- Mid-Terraced Home
- Modern Kitchen
- Spacious Lounge
- Two Double Bedrooms
- Great Location
- Off Street Parking





### **Bedroom One**

11'11" x 8'10"

Double bedroom having a central heated radiator and double glazed window to the rear aspect.

### **Bedroom Two**

11'11" x 8'8"

Double bedroom having a central heated radiator and double glazed window to the front aspect.

### **Bathroom**

5'6" x 6'3"

Being partially tiled and having a paneled bath with shower over, low level W/C and a pedestal wash basin.

### **Garden**

A private rear garden with a paved area followed by a lawn with a shed and fencing along the boundaries.





## PROPERTY INFORMATION SUMMARY

Council Tax Band: B  
Local Authority: Nuneaton & Bedworth  
Tenure: Freehold  
Maintenance or Service Charges: N/A  
EPC Certificate Rating: C  
Approx. Total Floor Area: 598.00 sqft  
Heating System: Gas Central Heating

## IMPORTANT NOTE TO PURCHASERS

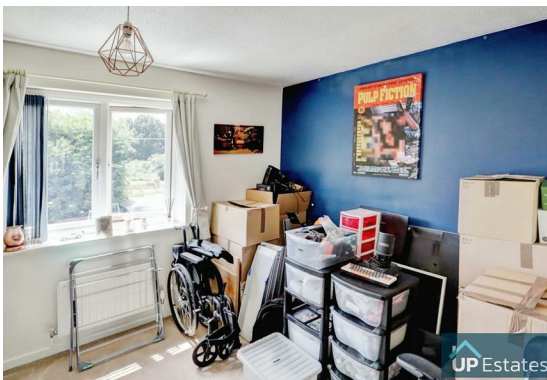
Intending purchasers will be asked to produce identification documentation for Anti Money Laundering Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

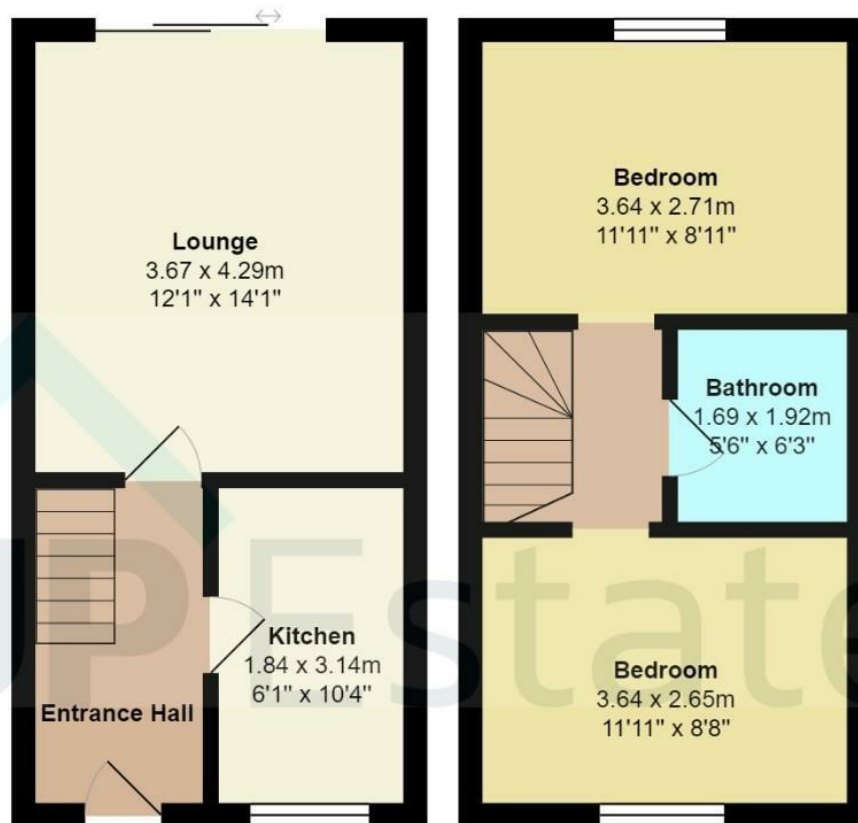
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





The Lawns, Bedworth





Total Area: 55.6 m<sup>2</sup> ... 598 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

UP Estates