



**3 Bedroom House - Semi-Detached**  
**located on Arbury Avenue,**  
**Bedworth**  
**£245,000**

**UP Estates**



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**\*\*EXTENDED TRADITIONAL SEMI - THREE BEDROOMS - SPACIOUS LIVING - DOWNSTAIRS WC - GROUND FLOOR WC - NON OVERLOOKED FRONT & REAR\*\***  
**CHECK OUT THE FLOORPLAN** on this rare find - allotment views front and rear, and being found to a good decorative standard throughout, make this excellent value for money in this convenient, amenable location in south Bedworth. There is ample parking, side by side, for two good sized vehicles, and the garden to the rear offers fantastic, private, entertaining space. Located centrally, not far from Bedworth town centre, as well as a host of shops, public transport links and amenities, as well as the A444 and M6 road network, this property can make a great family home - ready to move into. In brief the property comprises: Entrance Hall, Lounge, Dining Room, Kitchen and WC to the Ground Floor. There is a Landing, Three Bedrooms and Bathroom to the First Floor. Externally there is driveway parking to the front aspect, as well as garden to the rear.

### Room Measurements & General Description

Entrance Hall - Entry via double glazed front door, central heating radiator, stairs rising to first floor landing, built in understairs storage cupboard, doors to dining room and lounge.

Lounge - 12'6" into bay x 10'3" (3.81m into bay x 3.12m) - Double glazed bay window to front aspect, radiator, gas fire and archway leading to dining room.

Dining Room - 13'2" x 11'5" (4.01m x 3.48m) - Doors leading to extended kitchen, radiator, door to cloak WC.

Cloak Wc - Double glazed window to side aspect, radiator, low level WC, wall mounted hand wash basin.

Extended Kitchen - 15'6" x 9'9" (4.72m x 2.97m) - Double glazed window to rear aspect, double glazed French doors leading to rear garden, radiator, built in cupboard housing space and plumbing provision for washing machine.

First Floor Landing - Double glazed window to side aspect, doors leading to bedrooms and bathroom.

Bedroom One - 12'5" into bay x 10'3" (3.78m into bay x 3.12m) - Double glazed window to front aspect, radiator.

Bedroom Two - 11'6" x 10'4" (3.51m x 3.15m) - Double glazed window to rear aspect, radiator.

Bedroom Three - 7'5" x 5'6" (2.26m x 1.68m) - Double glazed window to rear aspect, radiator, access to loft space, overstairs storage cupboard.

Bathroom - Double glazed window to rear aspect and central heating radiator.

### IMPORTANT NOTE TO PURCHASERS



£245,000

- EXTENDED TRADITIONAL SEMI
- THREE BEDROOMS
- NON OVERLOOKED FRONT AND REAR
- DELIGHTFUL REAR GARDEN
- TWO CAR DRIVEWAY PARKING
- DOWNSTAIRS WC
- EXCELLENT GROUND FLOORPLAN
- GOOD DECORATIVE ORDER THROUGHOUT



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 contact through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

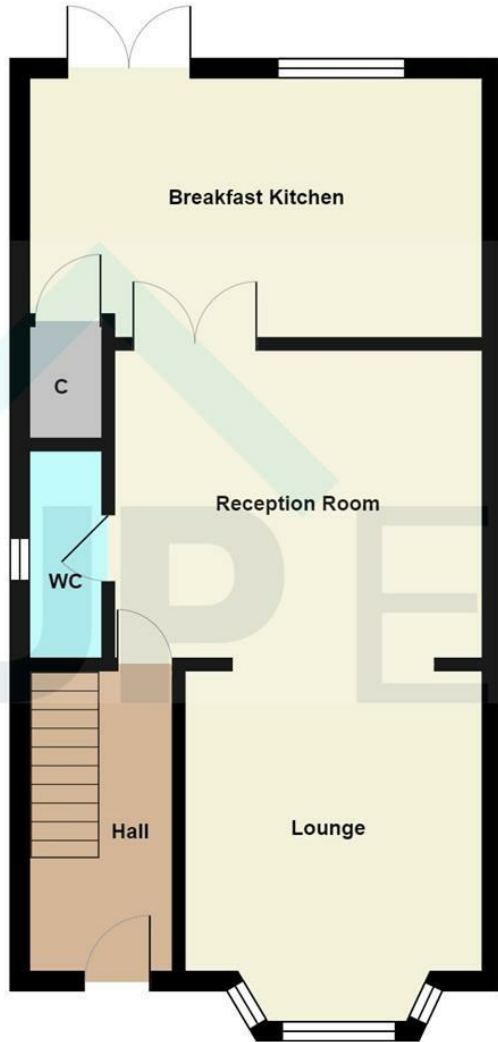
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Arbury Avenue, Bedworth





Total Area: 97.0 m<sup>2</sup> ... 1044 ft<sup>2</sup> ]

All measurements are approximate and for display purposes only

## CONTACT

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