

3 Bedroom House - Semi-Detached
located on Newdigate Road,
Bedworth
Offers Over £235,000

UP Estates



****NO CHAIN - DOUBLE BAY SEMI DETACHED HOUSE - THREE BEDROOMS - TWO RECEPTION ROOMS - SET BACK FROM THE ROAD POSITION**** This well presented three bedroom home is now available for purchase with no forward chain! Situated nearby to a host of amenities including shops, public transport links and nearby parks and dog walking options, and the A444 & M6 road network. In brief the property comprises: Hall, Lounge, Reception Room, Sun Room and Kitchen to the Ground Floor. There is a Landing, Three Bedrooms and Shower Room to the First Floor and Garden to the rear.

FRONT ASPECT

The front of the property presents an appealing double bay three bedroom property

HALL

With stairs ascending to the first floor and doors leading to the Rear Reception Room, Kitchen and storage cupboard.

LOUNGE

11'2" x 12'0"

Having a central heated radiator, double glazed bay window and double doors leading to the rear reception room

RECEPTION ROOM

10'6" x 11'6"

Having a central heated radiator and door leading to the sun room.

SUN ROOM

10'6" x 9'9"

Having double glazed windows and door opening to the rear garden.

LANDING

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

Offers Over
£235,000

- NO CHAIN
- TRADITIONAL STYLE SEMI-DETACHED HOUSE
- THREE BEDROOMS
- TWO RECEPTION ROOMS
- REAR GARDEN BACKING ONTO ALLOTMENTS
- CHECK OUT THE FLOORPLAN!
- DOUBLE BAY FRONTED





BATHROOM

Benefiting from a tiled shower area, low level W/C, pedestal wash basin and double glazed opaque window.

BEDROOM ONE

9'11" x 12'7"

Having a central heated radiator and double glazed bay window to the front aspect.

BEDROOM TWO

9'11" x 18'1"

Having a central heated radiator and double glazed window to the rear aspect.



BEDROOM THREE

6'0" x 7'4"

Having a central heated radiator and double glazed window to the front aspect.

GARDEN

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

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.



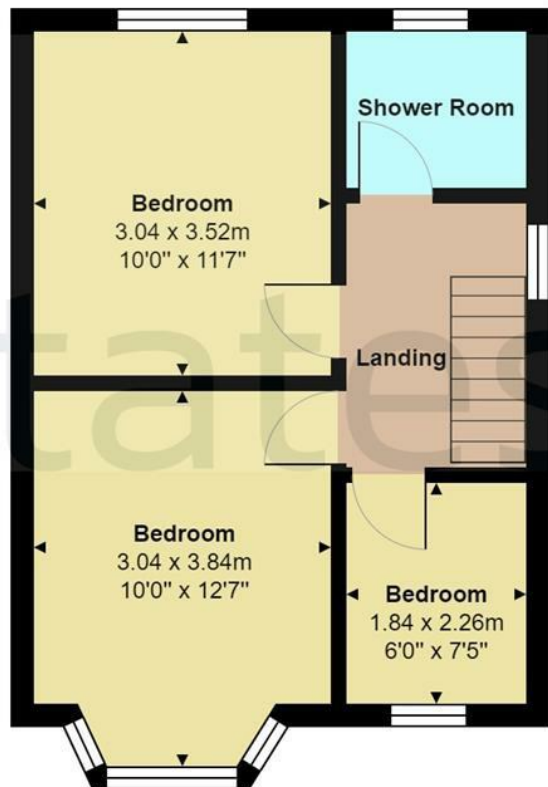
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Newdigate Road, Bedworth





Total Area: 90.2 m² ... 971 ft²

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

UP Estates