



**3 Bedroom House - Semi-Detached**  
**located on Newdigate Road,**  
**Bedworth**  
**£249,500**

**UP Estates**

**\*\* NO CHAIN - DOUBLE BAY FRONTED TRADITIONAL SEMI-DETACHED - BACKING ONTO ALLOTMENTS - THREE BEDROOMS- SOUGHT AFTER ROAD - SET BACK POSITION FROM THE ROAD\*\***

Ideally situated on this popular street near to Bedworth Town Centre with a host of amenities including shops, supermarkets, public transport links and near to parks and dog walking options, with convenient access to the A444 and M6 road networks.

The property comes to the market for the first time in over 70 years and has been lovingly maintained by the previous owners and can be moved into immediately. Any cosmetic work, which the property requires, can be done over time. The property benefits from a downstairs WC and fitted wardrobes to the two double bedrooms. It is not overlooked either to the front or particularly the rear aspects.

This is a comfortable family home that offers a spacious loft area which several neighbours have converted into a 4th bedroom with en-suite bathroom (subject to planning permission etc) This well presented three-bedroom home is now available.

In brief the property comprises: Porch, Hall, Lounge, Dining Room, Conservatory, Kitchen, WC on the ground floor. There is a landing, 3 Bedrooms and Bathroom to the First Floor as well as Gardens to the front and rear and Workshop/Garage to the rear.



### FRONT ASPECT

Double bay three bedroom property with paved driveway

### PORCH

With a door leading into the Hall.

### HALL

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

### LOUNGE

11'3" x 10'0"

With double glazed bay window and central heated radiator opening to the dining room.

### DINING ROOM

11'3" x 13'1"

With central heated radiator and window into conservatory with opening into the Lounge and door leading to the Hall.

### KITCHEN

5'11" x 16'9"

Including a matching range of wall and base mounted units with roll top work surfaces over, a stainless steel sink with drainer, double glazed window and central heated radiator with doors leading to the Hall and Conservatory.

£249,500

- NO ONWARD CHAIN
- TRADITIONAL DOUBLE BAY SEMI-DETACHED
- THREE BEDROOMS
- REAR GARDEN BACKING ONTO ALLOTMENTS
- THROUGH LOUNGE/DINER
- GATED DRIVEWAY PARKING
- DOWNSTAIRS WC
- POPULAR ROAD & SET BACK POSITON





**CONSERVATORY**

Having double glazed windows and doors leading to WC and rear garden.

**WC**

Benefiting from a low level w/c.

**LANDING**

With stairs rising from the ground floor, access to a storage cupboard, family bathroom and bedrooms.

**BEDROOM ONE**

11'7" x 10'5"

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

**BEDROOM TWO**

9'6" x 11'7"

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





### **BEDROOM THREE**

6'0" x 7'6"

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

### **BATHROOM**

Being fully tiled and having a panelled bath with shower over, low level W/C, pedestal wash basin, central heated radiator and a double glazed opaque window.

### **GARDEN**

A private rear garden with a paved seating area with lawn and fencing along the boundaries. There are two mature apple trees and a damson tree and an access gate to allotments if required.



### **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: 105.0 m<sup>2</sup> ... 1131 ft<sup>2</sup> inc Garage

All measurements are approximate and for display purposes only

## CONTACT

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