



**2 Bedroom Bungalow - Semi
Detached
located on Goodyers End Lane,
Bedworth
Offers Over £260.000**

UP Estates



Offers Over £260,000

- NO CHAIN
- Extended Bungalow
- Open Plan Style Kitchen Diner
- South Facing Rear Garden - Landscaped & Well Proportioned Garden
- Two Double Bedrooms
- Driveway Parking For Three Vehicles
- Recently Renovated, Good Spec Finish Throughout
- Useful, Practical Loft Space
- Lounge with Bay Window
- Superb Amenable Location - Shops, Public Transport & Road/Motorway Access

NO CHAIN is offered on this ****RENOVATED AND READY TO MOVE INTO BUNGALOW**** Rare opportunity to move into a fully modernised property, with the superb features of a **SPACIOUS KITCHEN BIG ENOUGH FOR A DINING TABLE**, **DRIVEWAY PARKING FOR THREE VEHICLES SIDE BY SIDE** AND AN **ATTRACTIVE LANDSCAPED SOUTH FACING REAR GARDEN**. Check out the floorplan and appreciate this superb bungalow, located on a popular road to the south side of Bedworth, this property is highly amenable, being on a bus route, with nearby Co-op and Petrol station just a stones throw away, as well as having close commute to the A444 & M6 road network. In brief the property comprises: Entrance Hall, Lounge with bay window, Double Bedroom with spacious fitted wardrobes, Shower Room, Kitchen Diner and Further Double Bedroom.

The property has undergone extensive refurbishment in 2024, including: New electrical rewiring and consumer unit, uPVC double glazing, refitted kitchen diner with integrated appliances, internal oak doors throughout, plastering & external silicone render as well as decoration and flooring throughout. The rear garden has a lovely proportion and south facing position, and extensive decked area of over 50m², with further lawn section and gated side elevation access to the front. There is also a practical loft space, accessed via new wooden drop down ladder to a fully boarded loft space with electrics, central heating radiator, double glazed dormer style window which provides excellent storage space. This property is marketed on behalf of a connected person/party of Up Estates.

PROPERTY INFORMATION SUMMARY

Council Tax Band: C

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: D

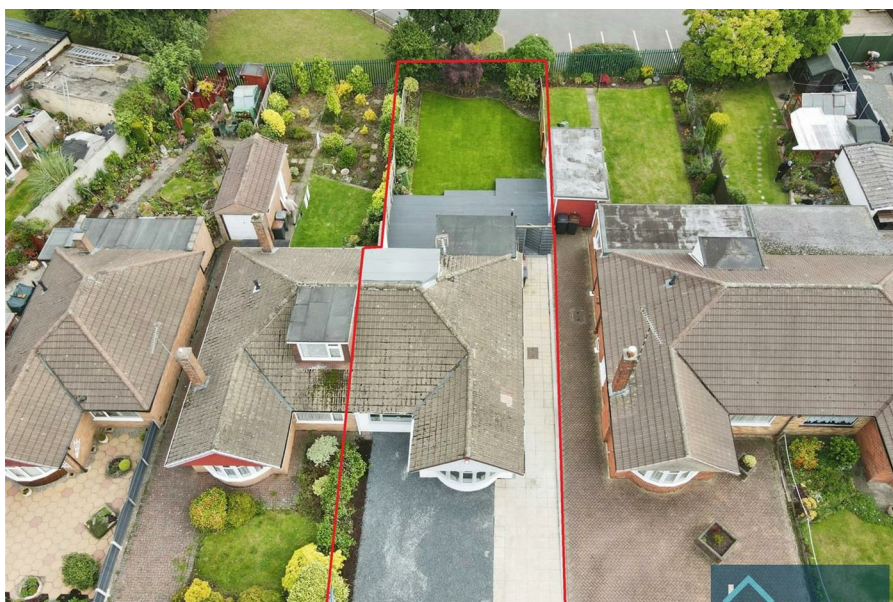
Approx. Total Floor Area: 733.00 sqft

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.





Goodyers End Lane, Bedworth





All measurements are approximate and for display purposes only

Total Area: 68.1 m² ... 733 ft² excluding loft area

CONTACT

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