



UP Estates





**\*\*NO UPWARD CHAIN\*\*** Here is a rare opportunity to purchase this modernised, three bedroom, mid terrace property that is located within short walking distance to Bedworth Town Centre. The property has been modernised throughout and offers three good sized bedrooms and a new shower room. In brief the property comprises; Open plan lounge/ dining area and kitchen to the ground floor. To the first floor there are two bedrooms and a shower room with stairs leading to the second floor where there is an additional bedroom. There is a garden to the rear of the property and availability for permit parking.

#### Kitchen

11'8" x 10'0"

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, an integrated oven, hob and extractor with plenty of space for alternative appliances.

#### Lounge/Diner

7'11" x 18'7"

Spacious reception room with central heating and double glazing with access to the garden and stairs leading to the first floor.

#### Master Bedroom

9'11" x 14'4"

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

#### Landing

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

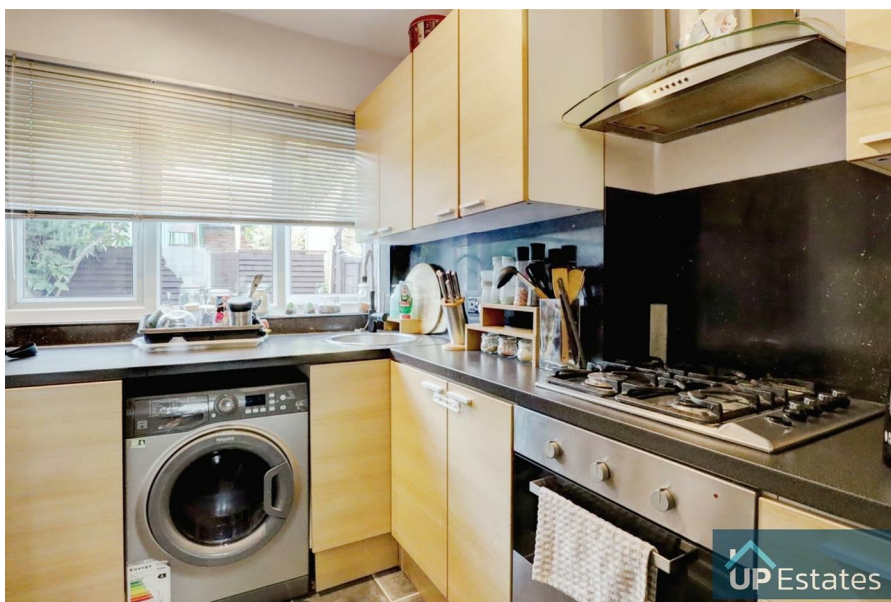
#### Bedroom Two

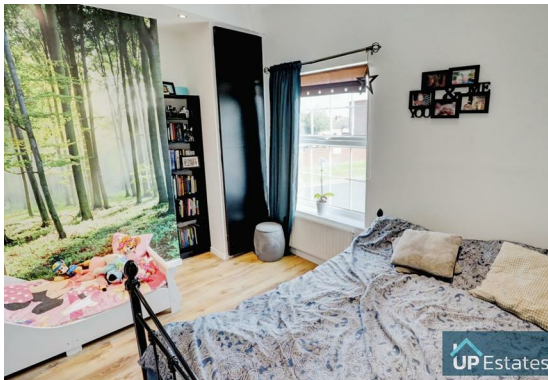
11'8" x 14'7"

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

£184,000

- No Upward Chain
- Mid Terrace Property
- Three Bedrooms
- Modernised Throughout
- Lounge/ Diner
- Town Centre Location





### **Bedroom Three**

5'8" x 14'7"

Bedroom having a central heated radiator and double-glazed window to the Front aspect.

### **Bathroom**

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

### **Garden**

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

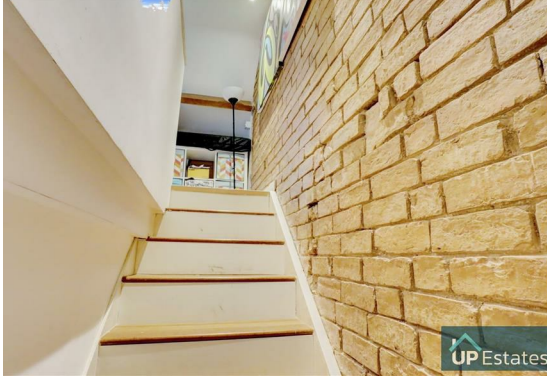
### **IMPORTANT NOTE TO PURCHASERS**

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







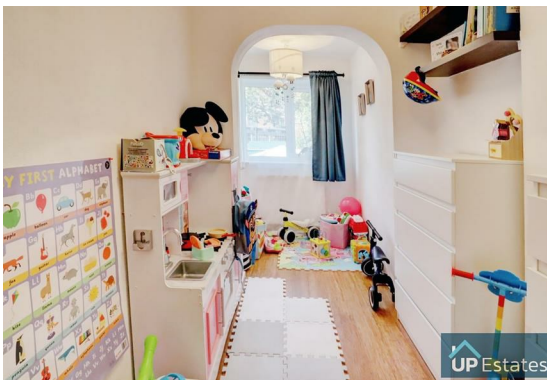
statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

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.

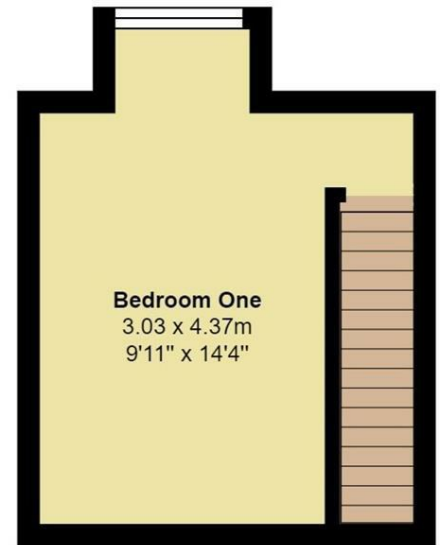
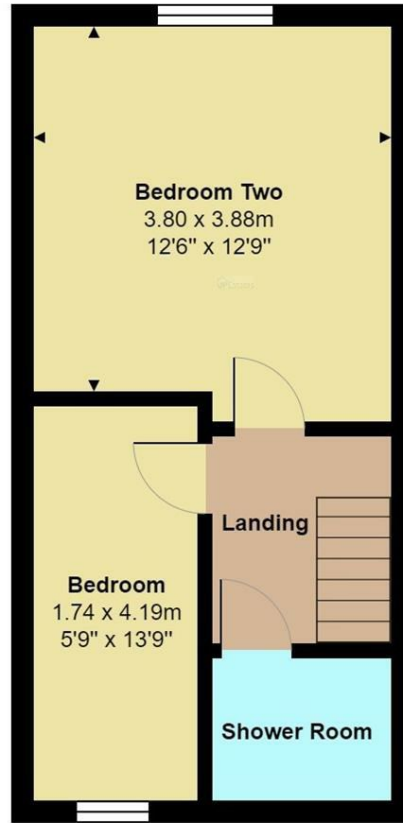
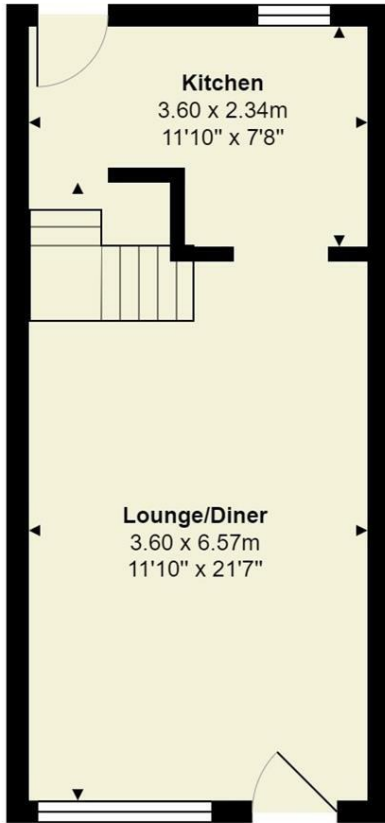






Chapel Street, Bedworth





Total Area: 79.5 m<sup>2</sup> ... 856 ft<sup>2</sup>

All measurements are approximate and for display purposes only

## CONTACT

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