

**3 Bedroom House - Detached**  
**located on Hatters Court, Bedworth**  
**£325,000**

**UP Estates**





LOVELY SPOT - TUCKED AWAY \*\*SPACIOUS DETACHED RESIDENCE - THREE BEDROOMS (ONE EN-SUITE) - THREE SEPARATE RECEPTION ROOM AREAS - OPEN PLAN KITCHEN DINER - DOWNSTAIRS WC\*\* Situated in a highly amenable spot, just five minutes walk from Bedworth park, train station and town centre is this superb family home, which has a larger than average 1.5 length detached garage, and accommodation in brief comprising: Entrance hall, cloakroom/WC, Lounge, sitting Room, separate dining room, fitted breakfast kitchen and utility room. On the first floor there are three well proportioned bedrooms and a family bathroom, with the master bedroom having en-suite shower room. Outside offers a a great garden, quite private and with access to the garage and driveway directly. Must be viewed to fully appreciate and understand all the many features this home has to offer - call us to arrange your viewing today! EPC RATING C73

### 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

£325,000

- EXTENDED DETACHED
- THREE BEDROOMS (ONE EN-SUITE)
- KITCHEN DINER
- THREE DOWNSTAIRS RECEPTION ROOM AREAS
- DETACHED 1.5 LENGTH GARAGE
- PRIVATE SPOT & GARDEN
- DOWNSTAIRS WC
- HANDY LOCATION NEARBY TO STATION & TOWN CENTRE





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.



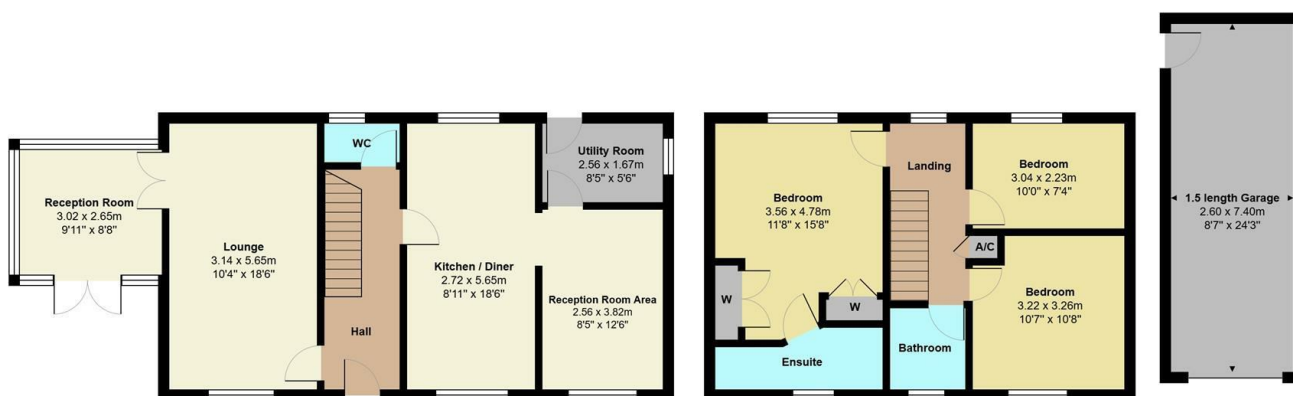




Hatters Court, Bedworth







Total Area: 116.9 m<sup>2</sup> ... 1259 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only

## CONTACT

Up Estates,  
11 Dugdale Street  
Nuneaton  
Warwickshire  
CV11 5QJ

E: [enquiries@upestates.co.uk](mailto:enquiries@upestates.co.uk)  
T: 024 7771 0790

 UP Estates