





21 Wentworth Drive,
Guide Price £300,000

 3  2

Three-bedroom family home | Spacious open-plan living area | Modern fitted kitchen | Ground floor WC | Master bedroom with en-suite | Two further well-sized bedrooms | Family bathroom | Excellent location for schools | Great commuter links nearby | Ideal for families and first-time buyers

Floor Area
1009 sq. ft.

Tenure
Freehold

Service Charge
£ per annum

Ground Rent
£ per annum

- Three bedrooms including a master with en-suite
- Separate modern fitted kitchen
- Family bathroom on the first floor
- Popular location near schools and parks
- Beautifully manicured Garden with sun trap. Ideal for entertaining.
- Spacious 25'7" open-plan lounge/dining room
- Ground floor WC for added convenience
- Approx. 1009 sq ft of internal space
- Excellent road and rail commuter links
- EPC - C | Council Tax Band D | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	69	
(1-20) G		
Not energy efficient – higher running costs		
England & Wales	EU Directive 2002/91/EC	