




**76 Newdigate Road,**  
**Guide Price £335,000**

 4  1

Three-storey family home | Four bedrooms including loft master | En-suite to top-floor master | Large 23ft kitchen | Two reception areas | Outbuilding with sun room | Built-in wardrobes throughout | Great for families or home workers | Close to schools and station | Excellent transport links | EPC - D | Council Tax Band - B | Nuneaton & Bedworth Council

**Floor Area**  
1539 sq. ft.

**Tenure**  
Freehold

**Service Charge**  
£ per annum

**Ground Rent**  
£ per annum

- Four-bedroom, three-storey family home with spacious layout
- Large open-plan kitchen perfect for dining and entertaining
- Three bedrooms and family bathroom on the first floor
- Ideal location for families, commuters, and hybrid workers
- EPC - D
- Master bedroom suite on the second floor with en-suite and wardrobes
- Bright living room and separate formal dining area
- Useful outbuilding with sun room and store room
- Close to schools, shops, Bedworth train station, and major motorways
- Council Tax Band - B | Nuneaton & Bedworth Council



Energy Efficiency Rating		
	Current	Potential
Very energy efficient – lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		80
(55-68) <b>D</b>	66	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient – higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	