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Heath Road, Bedworth

Offers over £170,000 Freehold

BELVOIR!



Offered to market with NO ONWARD CHAIN is this deceptively spacious three bedroom residence.

You enter the property into the bright living room with stone surround fireplace, leading onto the spacious dining room which provides access to the first floor. The galley kitchen is ideal for any keen cook as it provides ample work surfaces, cabinetry & space for multiple white goods. A downstairs cloakroom/utility completes the ground floor.

The first floor is home to three bedrooms with two being double in size & are serviced by the family bathroom with corner bath.

Externally you will find off road parking to the front, with a long garden to the rear which provides space for all the family. The rear garden consists of patio, laid lawn & allotment.

Viewing is advised to fully appreciate the space this property has to offer.

EPC Rating D. Council Tax A.

LIVING ROOM

3.92m x 3.89m (12.9ft x 12.8ft)

Double glazed door to front, double glazed window to front, gas fire with stone surround, radiator, laminate to flooring.

DINING ROOM

3.88m x 3.59m (12.7ft x 11.8ft)

Double glazed window to rear, fireplace, radiator, laminate to flooring, stairs rising to first floor.

KITCHEN

4.64m x 2.29m (15.2ft x 7.5ft)

Double glazed window to side. Kitchen comprising of wall and base units, granite effect work surfaces over, integrated dishwasher, eye level electric double oven, ceramic four ring hob, cooker hood over, space for several undercounter white goods, space for fridge/freezer, tiled splashbacks, tiled flooring, radiator.





UTILITY ROOM

2.47m x 1.25m (8.1ft x 4.1ft)

Double glazed window to rear, granite effect work surfaces over, space for washing machine, space for tumble dryer, tiled splashbacks, tiled flooring.

FIRST FLOOR LANDING

Carpet to flooring, loft access, steps in hallway to 3rd bedroom & bathroom, stairs descending to ground floor.

BEDROOM ONE

3.93m x 3.9m (12.9ft x 12.8ft)

Double glazed window to front, over stairs cupboard, carpet to flooring, radiator.

BEDROOM TWO

3.57m x 2.78m (11.7ft x 9.1ft)

Double glazed window to rear, carpet to flooring, radiator.

BEDROOM THREE

2.59m x 2.34m (8.5ft x 7.7ft)

Double glazed window to rear, carpet to flooring, radiator.

BATHROOM

Double glazed window to side, corner bath, shower over, wall mounted wash hand basin, low level WC, vinyl tiled flooring, fully tiled walls, radiator.

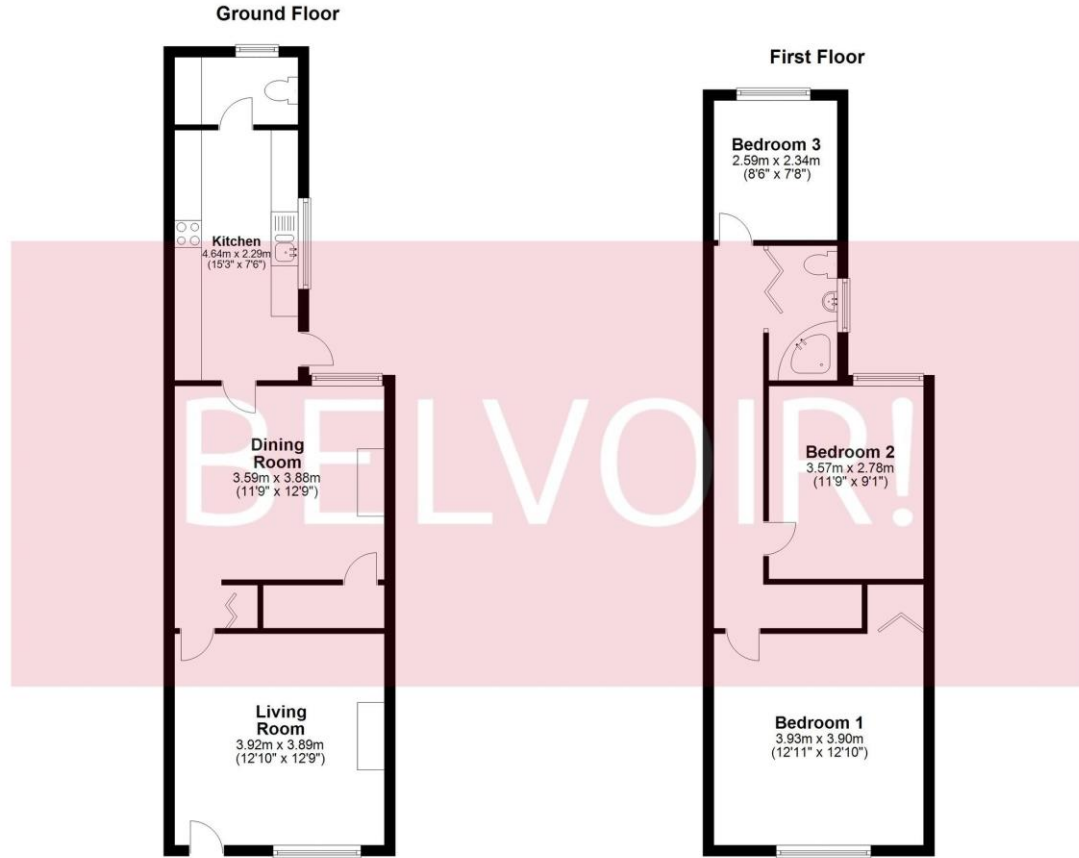
EXTERNAL

Front - Off road parking for one vehicle.

Rear - Slabbed patio leading to lawned garden, vegetable patch, wooden shed.

AGENTS NOTES

Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.



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 service, system 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. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixture and fittings other than those mentioned are to be agreed with the seller by separate negotiation.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		86
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC



Contact us today to arrange a viewing...

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