







## Property Description

**\*\*NO UPWARD CHAIN\*\*** A great opportunity to purchase this spacious three bedroom end of terrace situated in a popular area of Bedworth with garage and driveway providing off road parking. The accommodation briefly comprises: ground floor through lounge/dining room and a fitted kitchen. To the first floor there are three bedrooms and a fitted shower room.

## Approach

Double glazed door.

## Porch

Internal door to;

## Fitted Kitchen

10' 11" x 9' 2" ( 3.33m x 2.79m )  
wall and base mounted units incorporating an inset one and a half bowl single drainer stainless steel sink unit with work surfaces and tiled splashbacks over. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the front elevation.

## Lounge

17' 4" x 12' 4" ( 5.28m x 3.76m )  
Double glazed window to the rear elevation, stairs to first floor and archway to:

## Dining Room

11' 1" x 9' 11" ( 3.38m x 3.02m )  
Double glazed patio doors opening onto rear garden and radiator.

## First Floor Landing

Loft hatch and doors to;

## Bedroom One

11' 1" x 10' 8" ( 3.38m x 3.25m )  
Double glazed window to the front elevation and radiator.

## Bedroom Two

12' 5" x 10' 7" max ( 3.78m x 3.23m max )  
Double glazed window to the rear elevation and radiator.

## Bedroom Three

9' 4" x 6' 4" ( 2.84m x 1.93m )  
Double glazed window to the rear elevation, cupboard and radiator.

## Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin, toilet, radiator and double glazed window to the front elevation.

## Outside

### Front Garden

Lawned with borders and access to driveway providing off road parking.

### Rear Garden

Patio with steps down to lawn with borders.

### Garage

18' 1" x 7' 5" ( 5.51m x 2.26m )  
Up & over door, power and light.







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: D    Council Tax  
 Band: B

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Tenure: Freehold



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