



Newtown Road,

£160,000



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Newtown Road, Bedworth, Warwickshire
£160,000

****LOOKING FOR A BIG GARDEN?**

****WELL PRESENTED****Three bedroom semi detached home with accommodation in brief comprising: Entrance vestibule, lounge, separate dining room, kitchen, ground floor bathroom. On the first floor there are three bedrooms. The property benefits from a gas central heating system and double glazed windows. Outside offers parking on the driveway and a good sized rear garden. EPC RATING = D

HALLWAY

Stairs to first floor and doors to:-

LOUNGE

3.84m x 3.33m (12'7" x 10'11")
Window to front, feature fireplace and central heating radiator.

DINING ROOM

3.84m x 3.65m (12'7" x 12'0")
Window to rear, central heating radiator, under stairs storage cupboard and door to:-

KITCHEN

2.98m x 2.09m (9'9" x 6'10")
Single drainer sink unit set in work surface with mixer tap, tiled splash backs and cupboards below. Range of base and drawer units with work surfaces over having tiled splash backs, space for cooker, fridge/freezer and washing machine. Wall

mounted units, central heating boiler, door to rear garden, window to rear, central heating radiator and door to:-

BATHROOM

Having panelled bath with shower over, pedestal wash hand basin, low level WC. Central heating towel rail and window to side.

LANDING

Having access to loft and doors to:-

BEDROOM 1

3.85m x 3.33m (12'8" x 10'11")
Window to front, central heating radiator and built in storage cupboard.

BEDROOM 2

3.69m x 2.90m (12'1" x 9'6")
Window to rear, central heating radiator and feature fireplace.

BEDROOM 3

2.87m x 2.14m (9'5" x 7'0")
Window to rear and central heating radiator.

DRIVEWAY

Providing ample off street parking.

REAR GARDEN

Laid to lawn with paved patio area and side gated access to front.

FLOOR PLAN

Laser Tape Clause

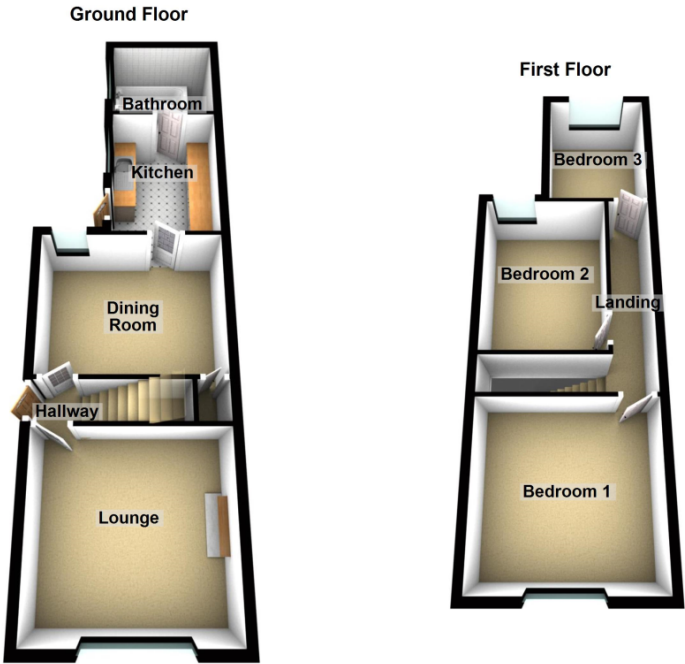
All measurements have been taken using a laser tape measure and therefore, may be subject to a small margin of error.

Floorplan Clause



For full EPC please contact the branch

Measurements are approximate. Not to Scale. For Illustrative purposes only



Agent's Notes Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order or fit for their purpose. Furthermore solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale since circumstances do change during marketing or negotiations. A final inspection prior to exchange of contracts is also recommended. Although we try to ensure accuracy, measurements used in this brochure may be approximate. Therefore if intending purchasers need accurate measurements to order carpeting or to ensure existing furniture will fit, they should take such measurements themselves.

