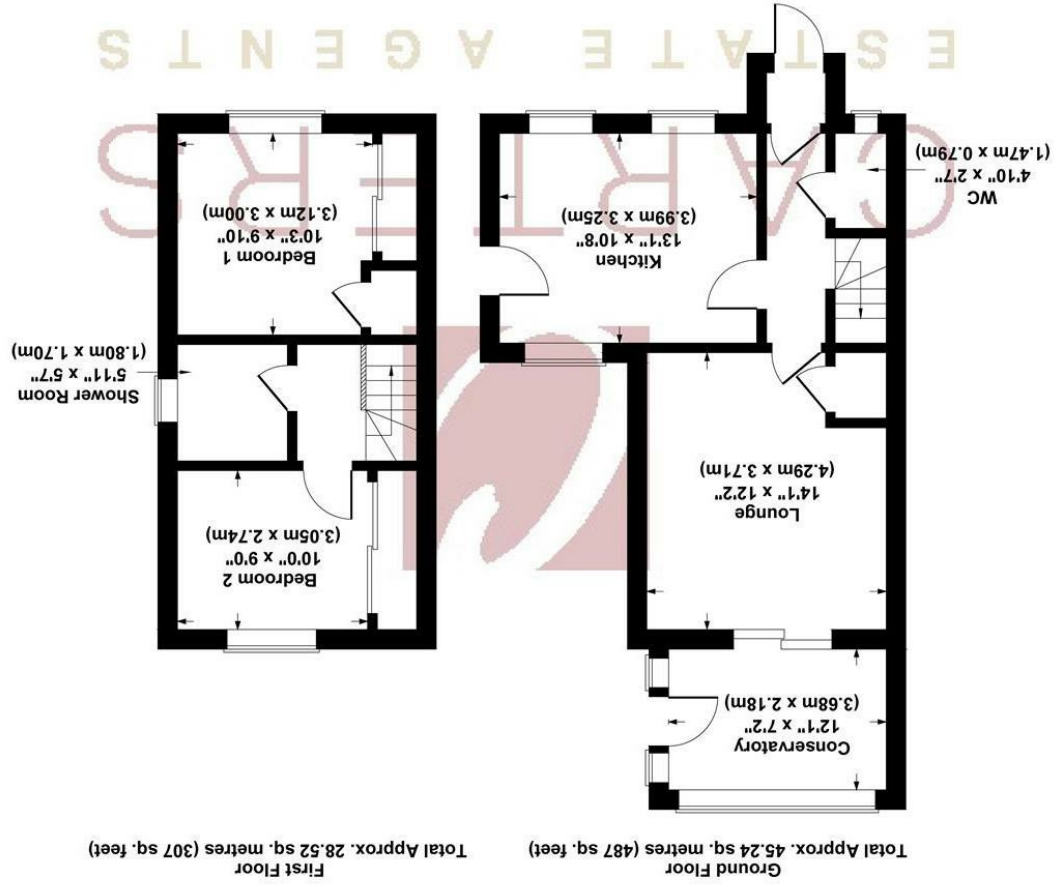


These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Please contact our Nuneaton Office on 02476 388863  
 if you wish to arrange a viewing appointment for this property or require further information.

Not to Scale. Produced by The Plan Portal 2023  
 For Illustrative Purposes Only.



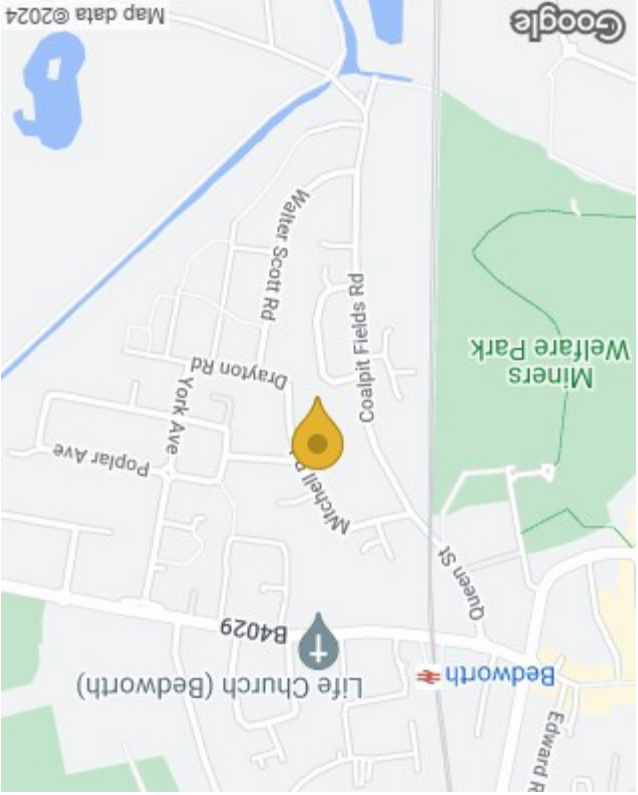
Floor Plan

Energy Efficiency Rating	
Current	Potential
88	67

Very energy efficient - lower running costs (92 plus)  
 A (81-91)  
 B (69-80)  
 C (55-68)  
 D (39-54)  
 E (21-38)  
 F (1-20)  
 G (1-20)

EU Directive 2002/91/EC  
 England & Wales  
 Not energy efficient - higher running costs

Energy Efficiency Graph



Area Map



17 Pebblebrook Way  
 Bedworth, CV12 9HF  
 £180,000



17 Pebblebrook Way

Bedworth, CV12 9HF

**\*\*NO UPWARD CHAIN AND EXTENDED\*\***

Carters are very pleased to offer this extended two bedroomed semi detached property that is offered with vacant possession and no upward chain. The property is situated on this popular development which is within walking distance to Bedworth Town centre with its array of shops and eateries. The accommodation requires redecorating and benefits from having a kitchen extension, conservatory, a large than average garage, off road parking, double glazing and central heating. In brief the accommodation comprises; entrance porch, entrance hall, guest WC, extended breakfast kitchen, lounge which leads into the conservatory. To the first floor are the two bedrooms and shower room. To the front is a driveway providing off road parking and a larger than average garage. To the rear and side is a garden. Viewings are recommended.

Material Information: Please be advised this property has a Land Registry Title Deed which is currently covered by an Indemnity Policy provided by the current owners, as part of the land is unregistered. We would recommend any buyer take their own legal advice via their Legal Representative throughout conveyancing.



#### Referencing Information

Prospective tenants will be required to complete a credit referencing application upon payment of a holding deposit equivalent to one weeks rent. Should your reference check be successful we will refund your holding deposit unless you wish to utilise it towards your first month's rent. Upon successful completion of referencing, one month's rent in advance and a security deposit equivalent to five weeks rent will be payable.