



26 Goodyers End Lane, Bedworth, CV12 0HR
£210,000



26 Goodyers End Lane

Bedworth

- Three bedrooms
- Living room
- Kitchen/breakfast room
- Conservatory
- Downstairs WC
- Tenure Freehold
- EPC D (59)
- Council Tax Band A

This three bedroom Semi Detached family home is situated in a convenient location within easy reach of the local shops and amenities in Bedworth. The accommodation features: entrance hall, living room, kitchen/breakfast room, conservatory, downstairs WC, three bedrooms and bathroom. Externally there is a good size garden to the rear and off road parking to the front.



On the ground floor

Entrance Hall

Door to front, stairs to first floor, door to lounge.

Lounge

Double glazed bay window to front, fireplace, TV point.

Kitchen/Dining Room

Double glazed window to rear and side, range of wall and base unit cupboards and drawers, one and half bowl stainless steel sink and drainer, space for fridge/freezer, plumbing for dish washer, gas cooker point, wall mounted gas central heating boiler, radiator, door to Conservatory & WC.

W.C.

Glass brick window to side, low level WC, wash hand basin.

Conservatory

Double glazed windows to rear and side, double glazed door to rear garden.

On the first floor

Landing

Bedroom 1

Double glazed window to front, radiator.

Bedroom 2

Double glazed window to rear, radiator.

Bedroom 3

Double glazed window to front, radiator.

Bathroom

Opaque double glazed window to rear, panelled bath, low level WC, wash hand basin, radiator.

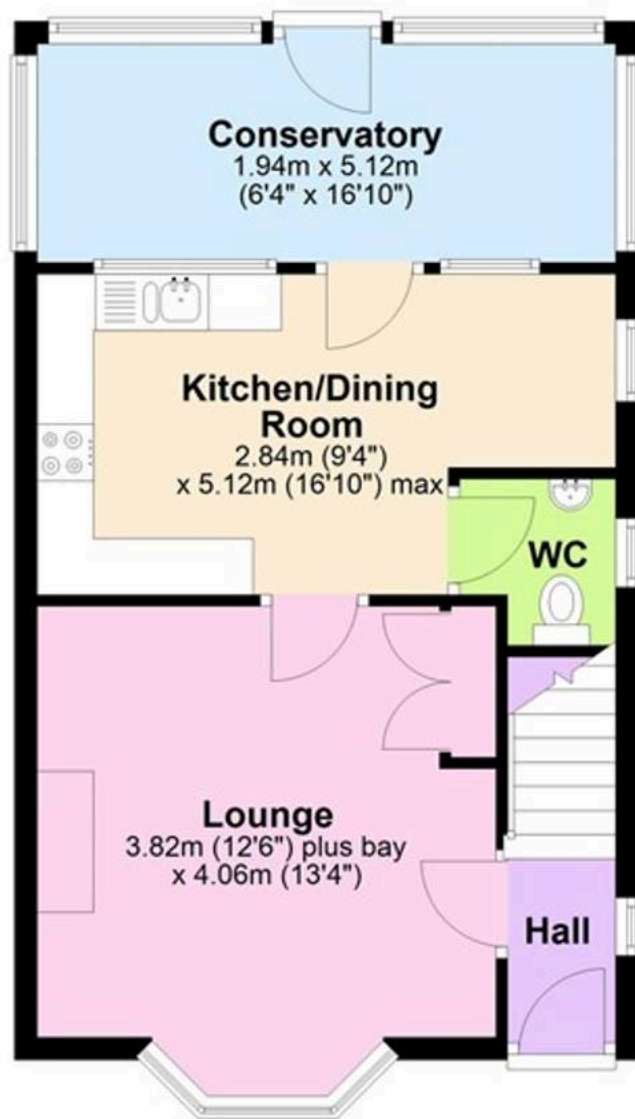
Garden

Mainly laid to lawn enclosed by timber fence boundary.



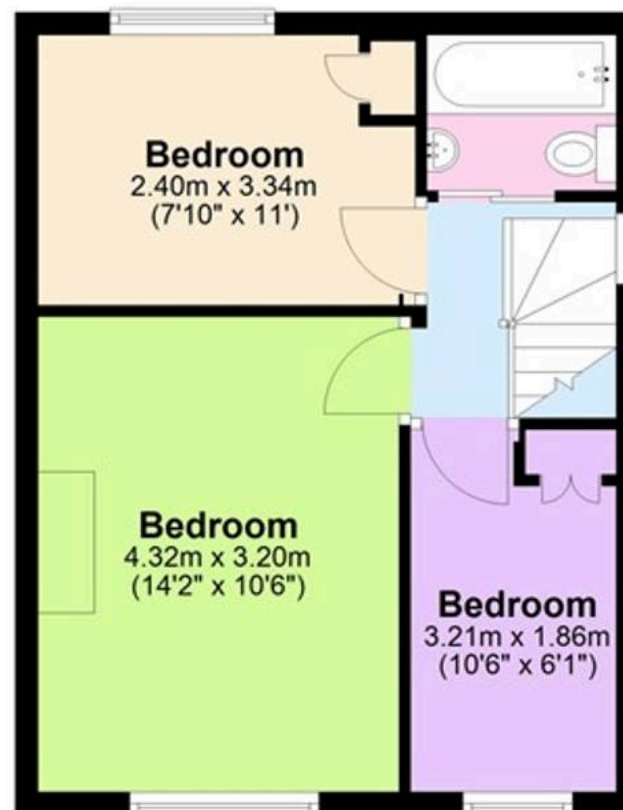
Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 80.2 sq. metres (862.9 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement

Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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Cartwright Hands for themselves and the vendors of the property, whose agents they are give notice that these particulars, although believed to be correct, do not constitute any part of an offer or contract, that all statements contained in these particulars as to this property, are made without responsibility and are not to be relied upon as statements or representation of fact that they do not make or give any representation or warranty whatsoever in relation to this property. An intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. With regard to appliances and electrical installations, none of the items detailed have been tested and prospective purchasers should satisfy themselves with regard to their condition.



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