



**Newcomen Close, Bedworth  
CV12 0ER  
Asking Price £240,000**

Welcome to this charming property located in the sought-after Newcomen Close, Bedworth. This delightful house boasts two reception rooms, three bedrooms, and refitted shower room, providing ample space for comfortable living.

Situated on a corner plot, this property offers the convenience of parking for several cars along with a garage, perfect for those with multiple vehicles or in need of extra storage space. The addition of a conservatory adds a touch of elegance and provides a lovely space to relax and unwind while enjoying the natural light.

Although the property is in need of some decoration work, this presents a fantastic opportunity for the new owners to put their personal touch on the space and truly make it their own. With no chain involved, the process of making this house your home is made even smoother.

Don't miss out on the chance to own this wonderful property with great potential. Contact us today to arrange a viewing and envision the possibilities that this lovely home has to offer.



**Entrance**

Via double glazed door leading into:

**Porch**

Double glazed window to side, radiator, textured ceiling, door to:

**Inner Hallway**

Personal door to garage, and further doors to:

**Cloakroom**

Obscure double glazed window to front, fitted with two piece suite comprising, wash hand basin and low-level WC, tiled splashback, radiator.

**Lounge**

19'11" x 11'1" (6.06m x 3.39m)

Double glazed window to side, coal effect living flame effect gas, two double radiators, coving to textured ceiling, double glazed sliding patio door to conservatory and further doors to:

**Dining Room**

12'11" x 8'1" (3.94m x 2.71m)

Double radiator, telephone point, TV point, wall lights, coving to textured ceiling, double glazed sliding patio doors to garden,

**Kitchen**

10'3" x 7'6" (3.13m x 2.29m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/4 bowl polycarbonate sink unit with single drainer, mixer tap and tiled splashbacks, integrated fridge and freezer, electric fan assisted oven, four ring halogen hob with extractor hood over, double glazed window to rear, heated towel rail.

**Conservatory**

Brick and double glazed construction with double glazed polycarbonate roof, ceiling fan, TV point and power and light connected, double radiator, sliding patio door to garden, door to:

**Staircase**

Radiator, at 1/2 dog leg and stairs to first floor landing.

**Landing**

Access to loft space, doors to:

**Master Bedroom**

10'9" x 13'2" (3.27m x 4.01m)

Double glazed window to rear, fitted bedroom suite with a range of Hammonds wardrobes with matching dressing table, bedside cabinets and bridging unit and drawers, radiator

**Bedroom**

7'3" x 9'8" (2.22m x 2.94m)

Double glazed window to front, radiator, telephone point, door to:

**Bedroom**

13'5" x 9'2" (4.10m x 2.79m)

Double aspect double glazed windows to front and side, radiator, coving to textured ceiling.

**Shower Room**

Recently refitted with three piece suite comprising double shower enclosure, vanity wash hand basin with mixer tap, low-level WC and heated towel rail, obscure double glazed window to rear, door to:

**Boiler Cupboard**

Storage cupboard, wall mounted combination boiler serving heating system and domestic hot water with linen shelving.

**Outside**

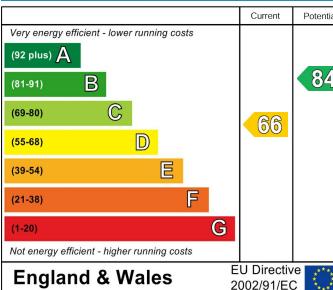
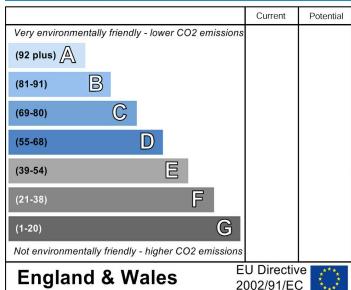
To the rear is an enclosed garden mainly block-paved with side pedestrian access. To the front is a blockpaved driveway providing parking for several vehicles as well as access to garage and entrance

**Garage**

Integral garage with personal door, power and light connected, Up and over door, plumbing for automatic washing machine space for tumble dryer.

**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is payable to Nuneaton & Bedworth Borough council and is Band B


**Energy Efficiency Rating**

**Environmental Impact (CO<sub>2</sub>) Rating**


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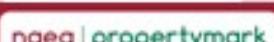
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