



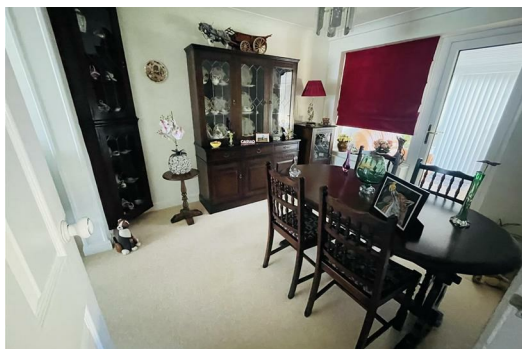
**2 Ellesmere Road, Bedworth
CV12 8SH
Asking Price £270,000**

Nestled on the charming Ellesmere Road in Bedworth, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in the late 1960s, the property boasts a timeless appeal while providing modern living spaces suitable for families or professionals alike.

Upon entering, you are welcomed into a spacious entrance hall. The well-appointed kitchen flows seamlessly into a bright conservatory, which serves as a lovely space to enjoy the garden views throughout the year. This additional living area enhances the home's charm and provides a perfect spot for family gatherings or quiet evenings.

The property features three generously sized bedrooms, each offering ample space for personalisation and comfort. The well-maintained bathroom is conveniently located to serve all bedrooms, ensuring practicality for daily routines.

Set on a desirable corner plot, this home benefits from a larger outdoor space, perfect for children to play or for gardening enthusiasts to cultivate their green thumb. The property also includes parking for two vehicles, a valuable asset in today's busy world.



Entrance

Via double glazed door leading into

Entrance Hall

Double glazed window to front, double radiator, ceramic tiled flooring, stairs to first floor landing, folding door to:

Fitted Kitchen

10'5" x 7'5" (3.18m x 2.27m)

Fitted with a matching range of base and eye level units with worktop space over, butler style sink with drainer, stainless steel mixer tap and tiled splashbacks, plumbing for washing machine and dishwasher, space for fridge/freezer, gas point for cooker, double glazed window to side, ceramic tiled flooring, double glazed door to conservatory, door to:

Dining Area

10'8" x 8'11" (3.24m x 2.71m)

Double glazed window to rear, radiator, coving to textured ceiling, opening to Lounge Area, double glazed door to leading back to kitchen

Conservatory

Brick and double glazed construction with power and light connected, double radiator, wooden laminate flooring, double glazed double doors to garden, door to:

Lounge Area

13'0" x 10'3" (3.95m x 3.13m)

Double glazed bow window to front, coal effect living flame effect gas fire set in feature surround and marble effect hearth, radiator, telephone point, TV point, coving to textured ceiling.

Landing

Double glazed window to side, textured ceiling, access to part boarded loft with pull down ladder, doorsto:

Bedroom

13'0" x 10'0" (3.96m x 3.05m)

Double glazed window to front, radiator, picture rail, textured ceiling.

Bedroom

10'2" x 6'4" (3.10m x 1.94m)

Double glazed window to side, radiator, picture rail, textured ceiling.

Bedroom

10'5" x 10'0" (3.18m x 3.04m)

Double glazed window to rear, radiator, picture rail, textured ceiling, door to:

Storage Cupboard

With linen shelving.

Bathroom

Fitted with three suite comprising panelled bath with shower over, vanity wash hand basin with cupboard under and mixer tap and close coupled WC, ceramic and tiling to all walls, heated towel rail, obscure double glazed window to rear, textured ceiling.

Outside

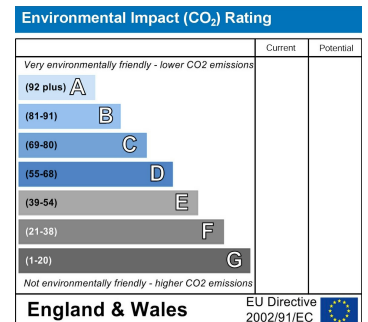
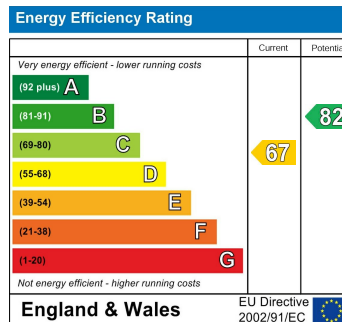
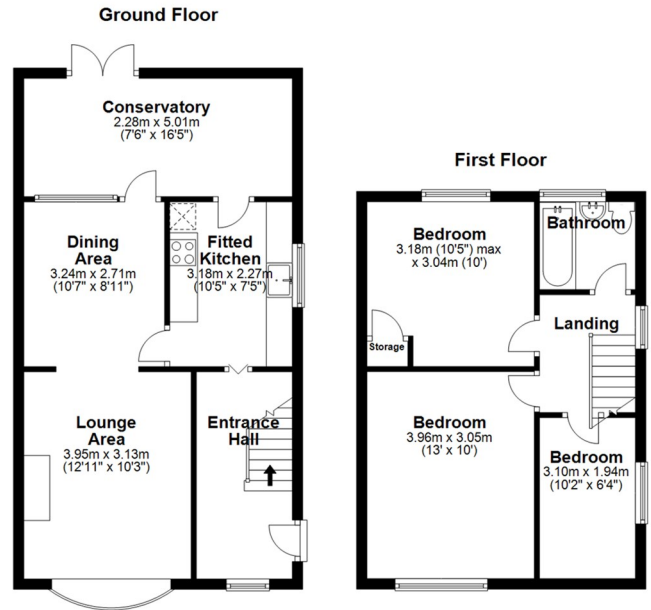
To the rear and side there is an enclosed garden with paved patio, astro turf, gated access to drive, personal door to garage and pedestrian access leading to the front. The front is mainly of astro turf, making maintenance easy, with path leading to front door and further block paved driveway

Garage & Drive

To the rear of the garden is a larger than average single garage with up and over door, power and light. Leading to this is a driveway providing off road parking.

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 band C and payable to Nuneaton & Bedworth Borough Council.



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