



70 Keenan Drive, Bedworth, CV12 0EJ
£175,000



NO UPWARD CHAIN Pointons Estate Agents are pleased to welcome to market this three bedroom mid terrace residence on Keenan Drive, Bedworth, close to local shops, schools and further amenities. In brief the property comprises of an entrance hall, lounge/dining room and kitchen. To the first floor there are three bedrooms, with the master having a dressing area, a family bathroom. with separate WC. Gardens front and rear, benefitting from gas central heating and double glazing. Viewings are strictly via the agent and offered with no upward chain. EPC D



Entrance Hall

Entrance via front door, laminate flooring, carpeted stairs off to the first floor and sliding storage cupboard.

Lounge/Dining Room 19'4" x 10'10"

With double glazed window to front and rear, laminate flooring and radiator.

Kitchen 12'2" x 7'10"

Fitted with a matching range of base and eye level unit with worktop space over, stainless steel sink unit with single drainer and taps over, four ring electric hob, fan assisted oven and extractor hood, vinyl flooring, radiator, double glazed window and obscure double glazed door to rear.

Landing

Carpeted with doors off to various rooms.

Bedroom 13'1" x 8'6"

Double glazed window to front, carpeted and radiator.

Dressing Area 5'11" x 3'11"

Carpeted with hanging rail.

Bedroom 10'2" x 10'10"

Double glazed window to front and radiator.

Bedroom 8'10" x 8'6"

Double glazed window to rear, laminate flooring, storage cupboard and radiator.

Bathroom 5'9" x 4'11"

Fitted with a panelled bath, hand wash basin with pedestal taps, radiator, tiled splashback, vinyl flooring and obscure double glazed window to rear.

WC

With a low level WC, vinyl flooring, tiled splashback and obscure double glazed window to rear.

Outside

Front lawned garden with shrub section with shared pathway upto property, side gated access via the flying freehold consisting of patio and lawn sections with free standing shed.

Tenure

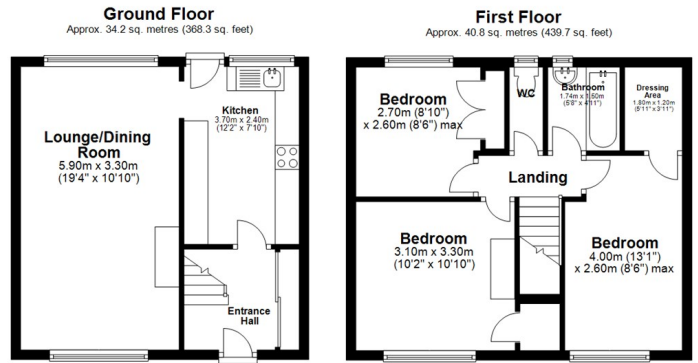
Freehold

Council Tax

Nuneaton & Bedworth Borough Council - Band A

General Information

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.



Total area: approx. 75.1 sq. metres (808.0 sq. feet)

Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
	76		
	56		
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



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