



£199,995

53 Cardigan Road, Bedworth, Warwickshire, CV12 0LY

Benburys are please to present this three bedroom family home in a quiet residential area. The property briefly comprises of a spacious through lounge. kitchen with space for electric cooker, undercounter fridge and freezer. Upstairs there are three bedrooms, two double and one single. Family bathroom with electric shower over the bath. The property benefits from double glazing and gas central heating. Large rear enclosed back garden with side access to brick built garage. Nicely presented front garden with off road parking for up to three cars.

- ♥ Quiet residential area
- ♥ Three bedrooms
- ♥ Spacious through lounge
- ♥ Family bathroom



Property Description

FRONT OF PROPERTY Pulling off the main road and onto the private drive you are greeted with landscaped low level shrubbery and lawn area with space for up to three vehicles to the side of the property leading to a brick built garage and side access to rear garden.

ENTRANCE HALLWAY Well presented space with double glazed front entrance door, carpeted flooring, double central heating radiator with door off to lounge. The stairs leading to the first floor are carpeted and have white handrail.

LOUNGE/DINER 23' 2" x 11' 7" (07.080m x 3.553m) Spacious lounge/dining area with carpeted flooring, central heating radiators and double glazed windows to the front and rear and feature electric fire and surround. Doors leading to entrance hallway and kitchen.

KITCHEN 9' 7" x 6' 11" (2.942m x 2.116m) Fitted with range of wood wall and base units including cupboards and drawers, inset sink unit with mixer taps, ample roll top work surfaces with complimenting tiled splash back areas, with additional space for under counter fridge and freezer along with plumbing for washing machine and space for single cooker, built in spacious cupboard for storage finished with vinyl flooring and ceiling light. Central heating radiator and double glazed window and door to rear aspect of the property completes this room.

FAMILY BATHROOM 6' 2" x 6' 0" (1.892m x 1.832m) Fitted with matching suite which features a panel bath with electric shower unit over and glass shower curtain, low level W.C and pedestal wash basin. This half tiled bathroom benefits from a central heating radiator with vinyl flooring and a doubled glazed opaque window to front aspect.





BEDROOM ONE 11' 6" x 8' 6" (3.524m x 2.592m) This good size double room enjoys built in wardrobes with double central heating radiator, carpeted flooring and double glazed window overlooking the front aspect of the property.

BEDROOM TWO 11' 4" x 8' 7" (3.475m x 2.618m) Another double room with adequate space for wardrobes and units with double central heating radiator, carpeted flooring and double glazed window overlooking the rear aspect of the property.

BEDROOM THREE 7' 6" x 6' 0" (2.287m x 1.846m) This room offers adequate proportions for a single bed and wardrobe or could be used as a great study/office space. There is a single central heating radiator, carpeted flooring and a double glazed window overlooking the rear aspect of the property.

REAR OF PROPERTY To the rear is an enclosed garden mainly laid to lawn with shrub borders, side pedestrian gated access, slabbed patio area and brick built garage.

AGENTS NOTES 1. MONEY LAUNDERING REGULATIONS - Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. Anti money laundering checks now have to be completed on both the buyer and the vendor.

2: These particulars do not constitute part or all of an offer or contract.

3: The measurements indicated are supplied for guidance only and as such must be considered incorrect.

4: Potential buyers are advised to recheck the measurements before committing to any expense.

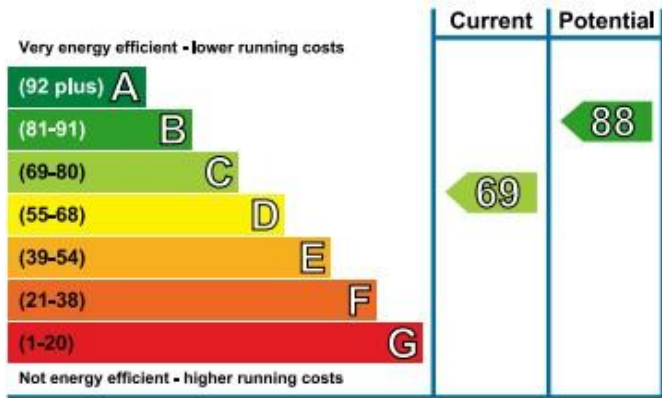
5: Benburys has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

6: Benburys has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

VIEWINGS We would be delighted to show you around this property.

If you would like more information or to arrange a viewing please contact our friendly and helpful team on 02476 661553

www.benburys.co.uk
<https://www.facebook.com/CoventryLettings/>



20 Parkville Highway, Coventry,
Warwickshire, CV6 4HZ

www.benburys.co.uk
024 7666 1553
enquiries@benburys.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements