



**24b Bede Road, Bedworth
Warwickshire CV12 8HE
25% Shared Ownership £38,750**

Pointons are delighted to bring to the market a two bedroom semi-detached house in a good location offered on a shared ownership basis.

The property was constructed in 2010 and comprises the following entrance hallway with downstairs toilet kitchen with room for a dining table lounge with access to the garden.

On the first floor are two double bedrooms and a bathroom the property is double glazed and central heated and has off-road parking to the front and garden to the rear the property is subject to a service charge of £297 per calendar month and you will own 25% of the property.



Comprising

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Council tax band
Band B Nuneaton and Bedworth council

Tenure
Property is leasehold as shared ownership with 90 years remaining and a service charge of £297 per month for the 75%.

Shared ownership
The freeholder is platform housing association and you will need to be registered and accepted by them. All purchasers will need to be either first-time buyers or relationship split.

EPC
D(66)

Kitchen
14'7 x 7'5 (4.45m x 2.26m)

Kitchen with room for a dining table and built in oven hob and extractor along with plumbing for a dishwasher and a washing machine.

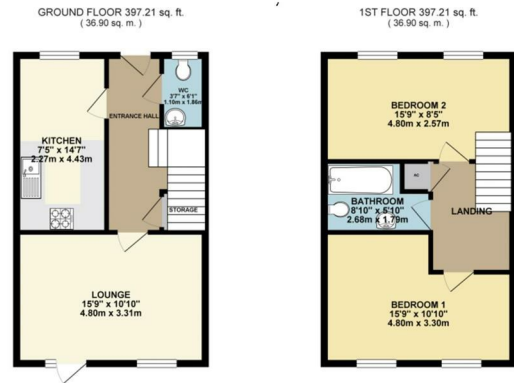
Lounge
15'8 x 10'10
Having a window and single door leading to the garden

Guest Toilet
6'1 x 3'7 (1.85m x 1.09m)
Having a frosted window to the front of the house low flush wc and corner sink.

Bedroom One
15'9' x 10'10 (4.80m' x 3.30m)
Two windows to the rear, double bedroom

Bedroom Two
15'9' x 8'5 (4.80m x 2.57m)
Two windows to the front and again a double bedroom

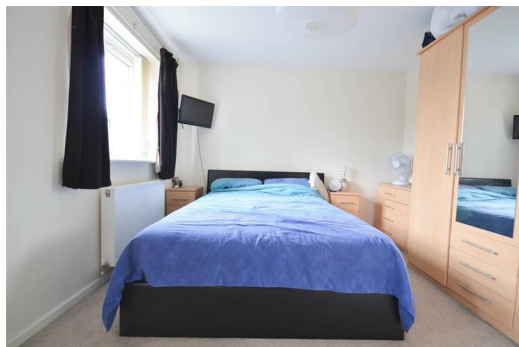
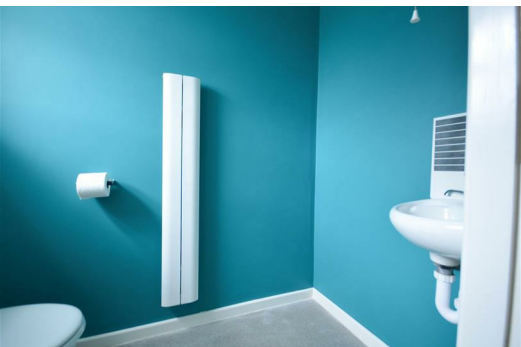
Bathroom
8'10' x 5'10 (2.69m x 1.78m)
Bathroom with bath with shower over, sink and toilet



TOTAL FLOOR AREA: 794.43 sq. ft. (73.80 sq. m.) approx.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	66	66

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC	77	77



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