



4 Bedroom Cottage

located on Chapel Street, Bedworth

Offers Over £325,000

 **UP Estates**



****IMPOSING, TRADITIONAL FRONTAGE - SPACIOUS INTERNAL FLOORPLAN - THREE/FOUR BEDROOMS - CIRCA 1,150 SQ FT + GARAGE - MAINTAINED AMPLE REAR GARDEN - GATED CAR PORT DRIVEWAY PARKING - CONVEINENT, NO THROUGH ROAD POSITION - TWO UPSTAIRS BATHROOMS + GROUND FLOOR WC**** Now this one does tick a lot of boxes! This double fronted semi detached cottage, boasts an impressive array of rooms throughout, and has been meticulously updated by the current owners to blend contemporary style with the appropriate nod to the age and character of the home.

One will struggle to find another property in this price range that offers so much, with some of the standout features including: Flush casement double glazed windows (2026 install), refitted upstairs bathroom and shower room, bespoke kitchen fitted in late 2023, with feature chimney stack and inset double Belfast style sink with LVT flooring connected through to the dining area, giving separate spaces that equally compliment social kitchen/diner gatherings. There are 3/4 reception room areas downstairs (including conservatory), with one reception room offering the possibility of a ground floor bedroom having a WC room off it. Three well proportioned bedrooms upstairs, plus bathroom and shower room, can support a growing family - and possibility even a reception room downstairs each for kids and adults, or for those working from home as a spacious work from home space.

Location wise the property has most things one would need on your doorstep, including primary school nearby, shops, takeaways, train station, Leisure centre and good walks for dog lovers or a family ramble in the expansive Miners Welfare Park and marshlands.

Offers Over £325,000

- Spacious Semi Detached Cottage
- Three/Four Bedrooms
- Circa 1,150 sq ft of living accomodation
- Beautiful Refitted Kitchen
- Gated Driveway with Car Port & Garage
- Lovely, Ample Rear Garden
- Three/Four Reception Rooms
- No Through Road Position
- Walking Distance to Miners Welfare Park, Town Centre & Bedworth Train Station
- Two Upstairs Bathrooms & Downstairs WC





PROPERTY INFORMATION SUMMARY

ROOM MEASUREMENTS:

Approximate room dimensions and approximate total floor area are included within our floor plan.

USEFUL MATERIAL INFORMATION:

Approximate Age of the Property: Circa 1870s build

Council Tax Band: C

Local Authority: Nuneaton & Bedworth

Tenure: Freehold

Maintenance or Service Charges: N/A

EPC Certificate Rating: E - but A rated boiler, new radiators, and loft insulation since 2021

Approx. Total Floor Area: Circa 1,150 sq ft + Garage

Specification Finishes of Note: Amtico Spacia LVT Flooring Kitchen/Dining room; Brampton Chase LVT in office, Howdens Bespoke kitchen with solid oak worktops, magic tap, outdoor tap, car port, Ironstyles metal five bar gate across the drive

Outside Space Brief Description: Large garden, mainly laid to lawn; sizeable patio area, established fruit trees, flower beds, and vegetable patch; drive under car port and wall setting back from the pavement

Selling Vendors Onward Position: Onward Purchase Required

Heating System: Gas combi boiler

Boiler Age: approx 8 years

Boiler Location: Kitchen

Consumer Unit/ Fuse Box Location: Kitchen

Loft Hatch Location & Loft Boarding etc Info: Second bedroom access, fully boarded, additional insulation, with fold-down wooden ladder

Type of Windows: Double glazed

Garden Orientation: North facing

Any Rights of Way: N/A

IMPORTANT NOTE TO PURCHASERS

Intending purchasers will be asked to produce identification documentation for Anti Money Laundering



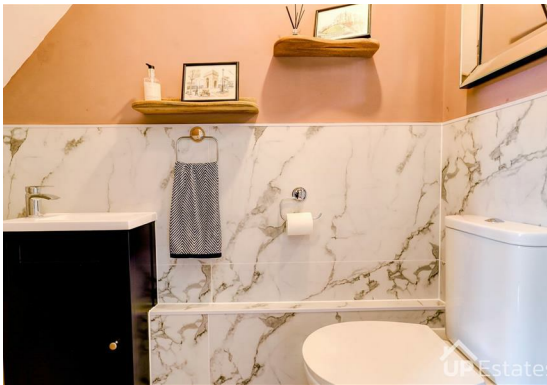
Regulations at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given.

All measurements have been taken as a guide to prospective buyers only and are not precise. Please be advised that some of the particulars may be awaiting vendor approval. If you require clarification or further information on any points, please contact us, especially if you are traveling some distance to view.

All fixtures and fittings ultimately are to be agreed with the seller via the fixtures and fittings form which will then form part of a legal contract through the conveyances and as the marketing estate agent none of our particulars or conversations are legally binding, only the legal solicitor paperwork.

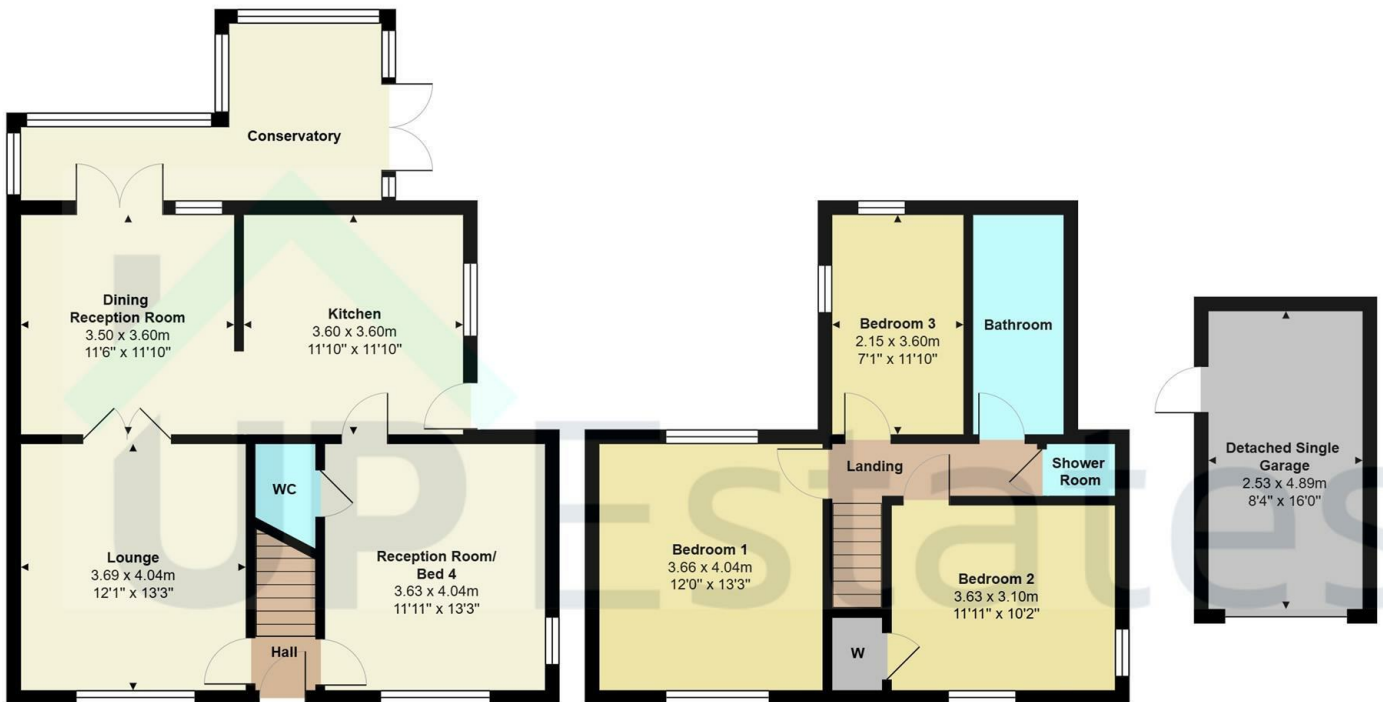
Up Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.





Chapel Street, Bedworth





Total Area: 107.0 m² ... 1152 ft² ex Garage

All measurements are approximate and for display purposes only

CONTACT

Up Estates,
11 Dugdale Street
Nuneaton
Warwickshire
CV11 5QJ

E: enquiries@upestates.co.uk
T: 024 7771 0790

UP Estates