



59 MARSTON LANE BEDWORTH, CV12 8DR

£260,000
FREEHOLD

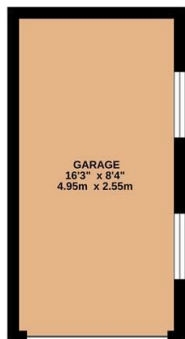
Harry Ward is proud to present beautifully presented three-bedroom semi-detached home, ideally situated in Bedworth with excellent transport links, including convenient access to the M6.

The property is in great condition throughout, offering a modern and welcoming home that is ready to move straight into. The contemporary kitchen provides a stylish and practical space, the lounge diner runs through from the front to the back of the house offering ample space. Upstairs you are greeted by three well proportioned bedrooms and a family bathroom.

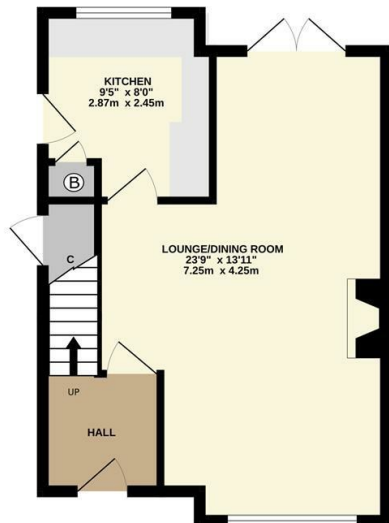
Externally, the property benefits from a private driveway providing off-road parking, along with a detached garage, offering excellent additional storage or potential for

suave

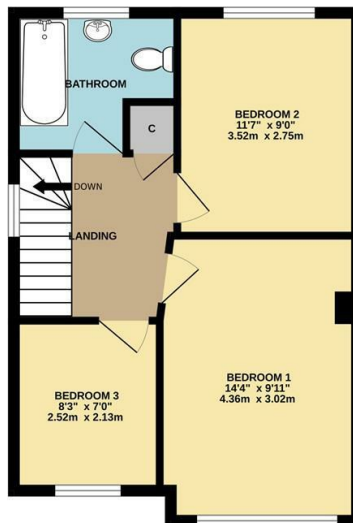
GARAGE
136 sq.ft. (12.6 sq.m.) approx.



GROUND FLOOR
403 sq.ft. (37.4 sq.m.) approx.

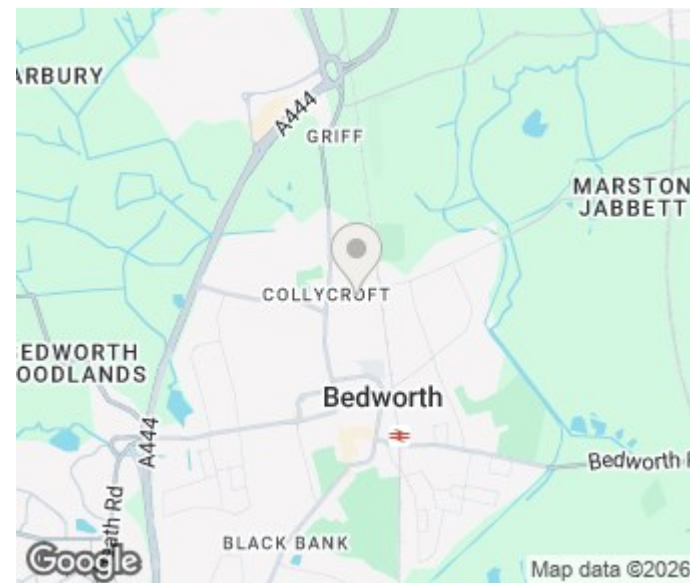


1ST FLOOR
426 sq.ft. (39.5 sq.m.) approx.



TOTAL FLOOR AREA: 964 sq.ft. (89.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	73
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: D Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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