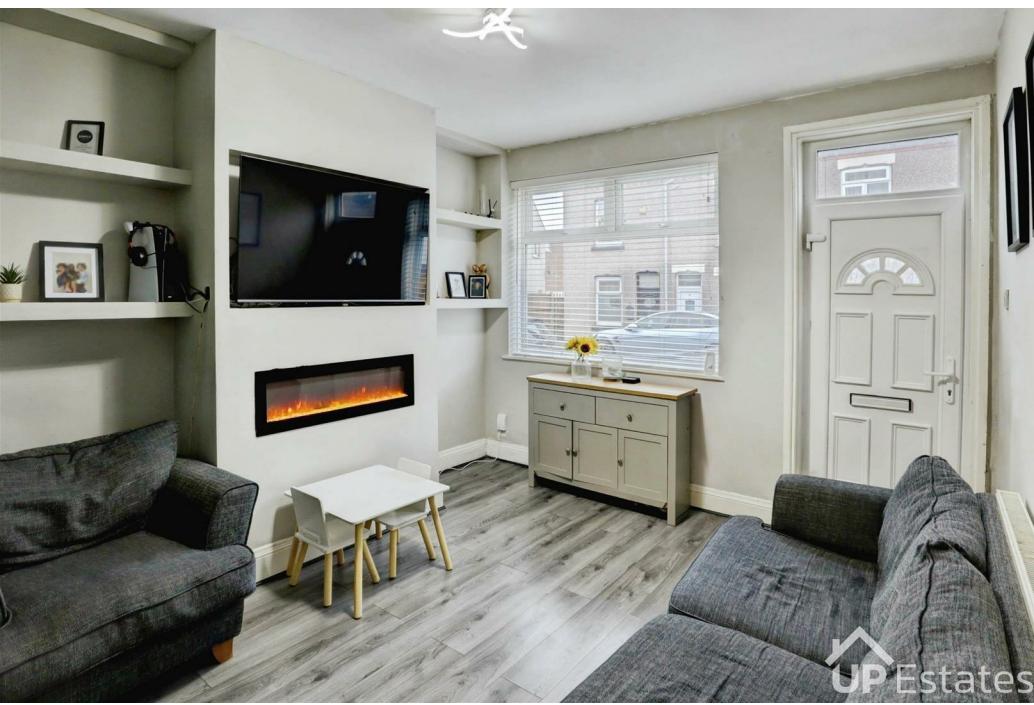




UP Estates



2 Bedroom House - Terraced
located on William Street, Bedworth
Offers Over £160,000

UP Estates



2



2



2



D

Offers Over £160,000

- TRADITIONAL STYLE TERRACE
- TWO DOUBLE BEDROOMS (ONE WITH EN-SUITE)
- TWO RECEPTION ROOMS
- COUNCIL TAX BAND A
- NEARBY TO TOWN CENTRE & TRAIN STATION
- DOWNSTAIRS SHOWER ROOM
- EPC RATING D
- GREAT FIRST TIME BUY OR FREEHOLD INVESTMENT

****BATHROOM UPSTAIRS & DOWNSTAIRS - TWO DOUBLE BEDROOMS - TWO SITTING ROOMS - GREAT LOCATION WALKING DISTANCE TO TOWN, TRAIN STATION, SCHOOLS AND AMENITIES****
CHECK OUT THE FLOORPLAN ON this well presented traditional style mid-terraced property, with decent on street parking available and being found internally with a modern fitted kitchen and a contemporary shower room, making it ideal for first-time buyers or investors alike.

To the first floor are two double bedrooms, with the main bedroom further benefiting from its own en-suite shower room. Additional features include UPVC double glazing, gas central heating and a good-sized rear garden. The property is conveniently located close to local amenities and transport links.

Early viewing is strongly recommended to avoid disappointment. Please contact us today to arrange your viewing.





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.

All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.

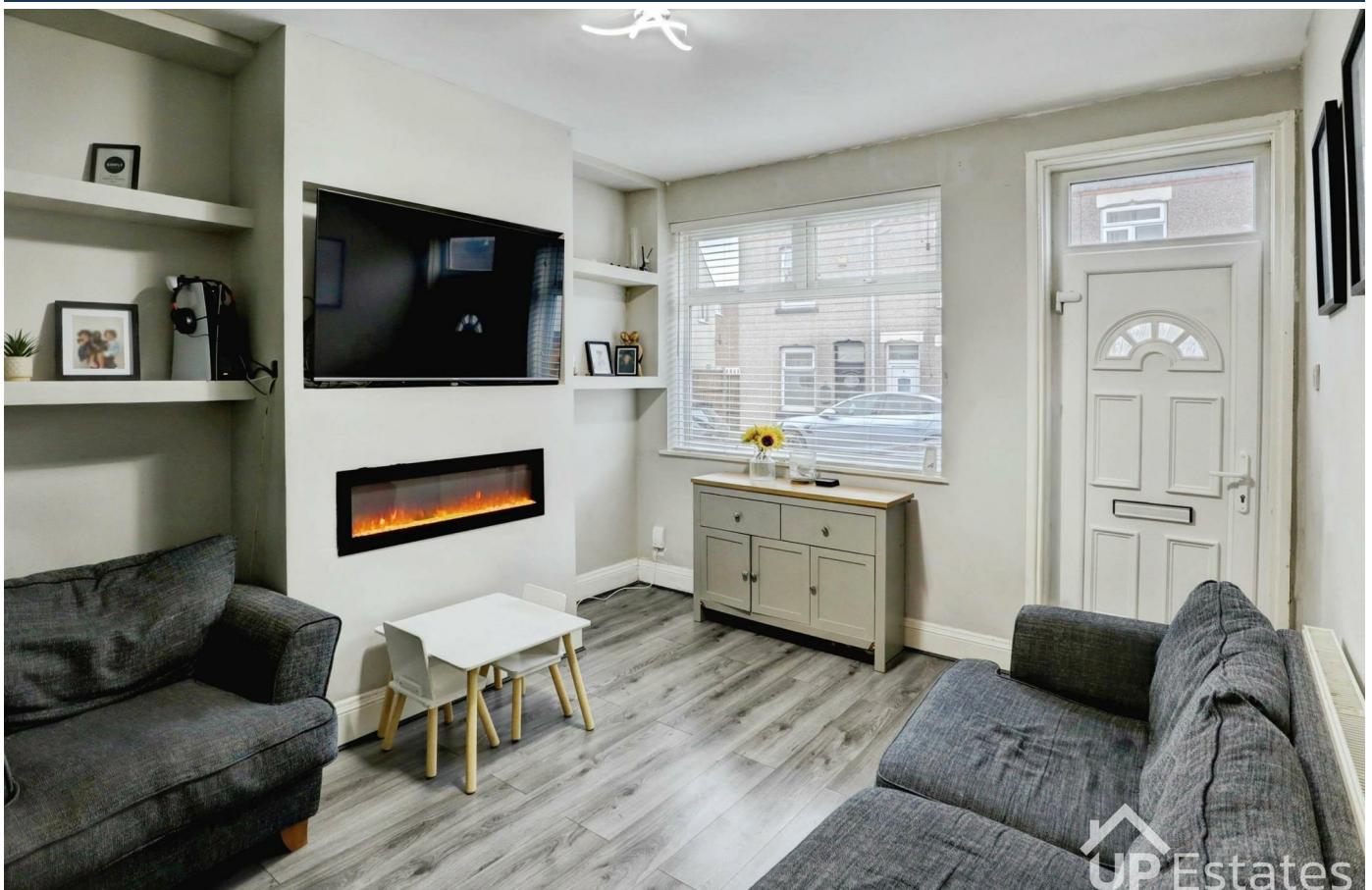
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





UP Estates

William Street, Bedworth



UP Estates



Total Area: 72.5 m² ... 781 ft²

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