



HR ESTATE AGENTS

3 Bedrooms

House - End Terrace

£200,000

Located in

Bedworth





# Acacia Crescent

Bedworth | | CV12 9BZ



James Whalley is delighted to present this three-bedroom semi-detached home, set on a generous plot and brimming with potential.

Located in a desirable area, this spacious property is ideal for first-time buyers or investors looking to add value. The ground floor features an entrance hall, a cosy living room perfect for relaxing evenings, a convenient downstairs WC, and a well-proportioned kitchen/diner that opens onto the rear garden.

Upstairs, you'll find three generously sized bedrooms and a family bathroom, offering comfortable living space for a growing family or sharers.

Externally, the property benefits from a front garden, a good-sized rear garden, and side space for future potential ( subject to planning ).

Call now to view.

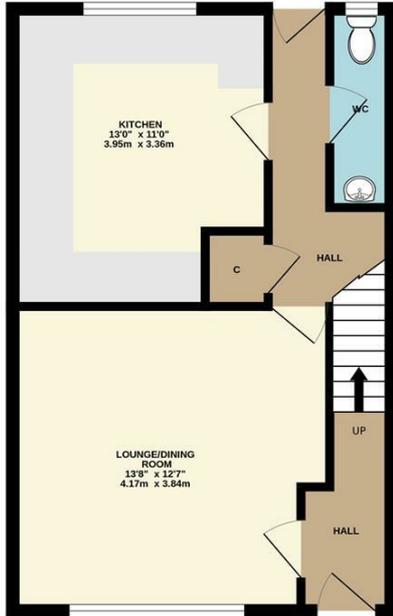
# Acacia Crescent

£200,000 Freehold

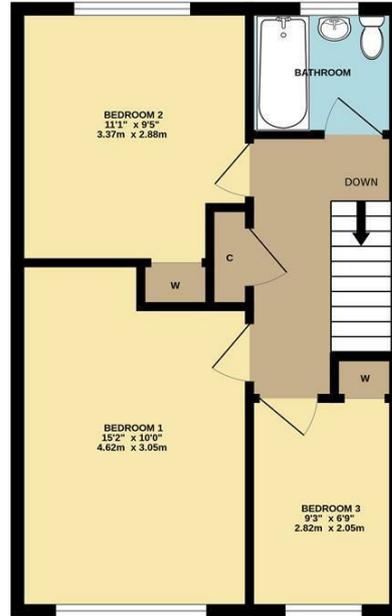


- Three Bedrooms
- Parking
- Huge Potential
- Close To M6 & A444
- Semi Detached
- Downstairs WC
- Good Sized Garden
- EPC Rating C

GROUND FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



1ST FLOOR  
428 sq.ft. (39.8 sq.m.) approx.



TOTAL FLOOR AREA : 856 sq.ft. (79.5 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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## Council Tax Band B Local Authority

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	78
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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