



## 4 ST. JAMES GARDENS BEDWORTH, CV12 9NT

**£240,000**  
**FREEHOLD**

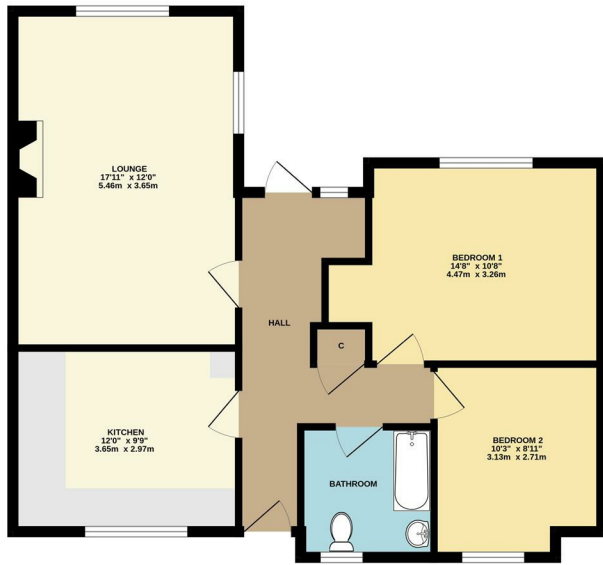
James Whalley is delighted to present this recently refurbished two-bedroom detached bungalow, offered to the market with no onward chain.

Upon entering, you are welcomed into a hallway which leads to a newly fitted kitchen, finished with modern spotlights. The hallway has an added bonus of a storage cupboard and continues through to a generously sized lounge, providing a comfortable and inviting living space. To the rear of the property is a newly installed door offering direct access to the rear garden, garage and parking space.

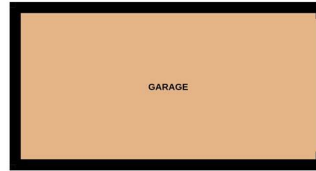
The bungalow further benefits from two well-proportioned double bedrooms and a newly fitted contemporary bathroom with a walk-in seated bath with an additional electric shower and spot lights all completed to a high standard.

**suave**

GROUND FLOOR  
711 sq.ft. (66.1 sq.m.) approx.



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



TOTAL FLOOR AREA : 847 sq.ft. (78.7 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                                   |  | 71                         | 78        |
| (55-68) D                                   |  |                            |           |
| (39-54) E                                   |  |                            |           |
| (21-38) F                                   |  |                            |           |
| (1-20) G                                    |  |                            |           |
| Not energy efficient - higher running costs |  |                            |           |
| <b>England &amp; Wales</b>                  |  | EU Directive<br>2002/91/EC |           |

EPC Rating: C Council Tax Band: D

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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