



26 Goodyers End Lane, Bedworth, CV12 0HR  
£190,000





# 26 Goodyers End Lane

## Bedworth

- Three bedrooms
- Living room
- Kitchen/breakfast room
- Conservatory
- Downstairs WC
- Tenure Freehold
- EPC D (59)
- Council Tax Band A

This three bedroom Semi Detached family home is situated in a convenient location within easy reach of the local shops and amenities in Bedworth. The accommodation features: entrance hall, living room, kitchen/breakfast room, conservatory, downstairs WC, three bedrooms and bathroom. Externally there is a good size garden to the rear and off road parking to the front.





## **On the ground floor**

### **Entrance Hall**

Door to front, stairs to first floor, door to lounge.

### **Lounge**

Double glazed bay window to front, fireplace, TV point.

### **Kitchen/Dining Room**

Double glazed window to rear and side, range of wall and base unit cupboards and drawers, one and half bowl stainless steel sink and drainer, space for fridge/freezer, plumbing for dish washer, gas cooker point, wall mounted gas central heating boiler, radiator, door to Conservatory & WC.

### **W.C.**

Glass brick window to side, low level WC, wash hand basin.

### **Conservatory**

Double glazed windows to rear and side, double glazed door to rear garden.

## **On the first floor**

### **Landing**

#### **Bedroom 1**

Double glazed window to front, radiator.

#### **Bedroom 2**

Double glazed window to rear, radiator.

#### **Bedroom 3**

Double glazed window to front, radiator.

### **Bathroom**

Opaque double glazed window to rear, panelled bath, low level WC, wash hand basin, radiator.

### **Garden**

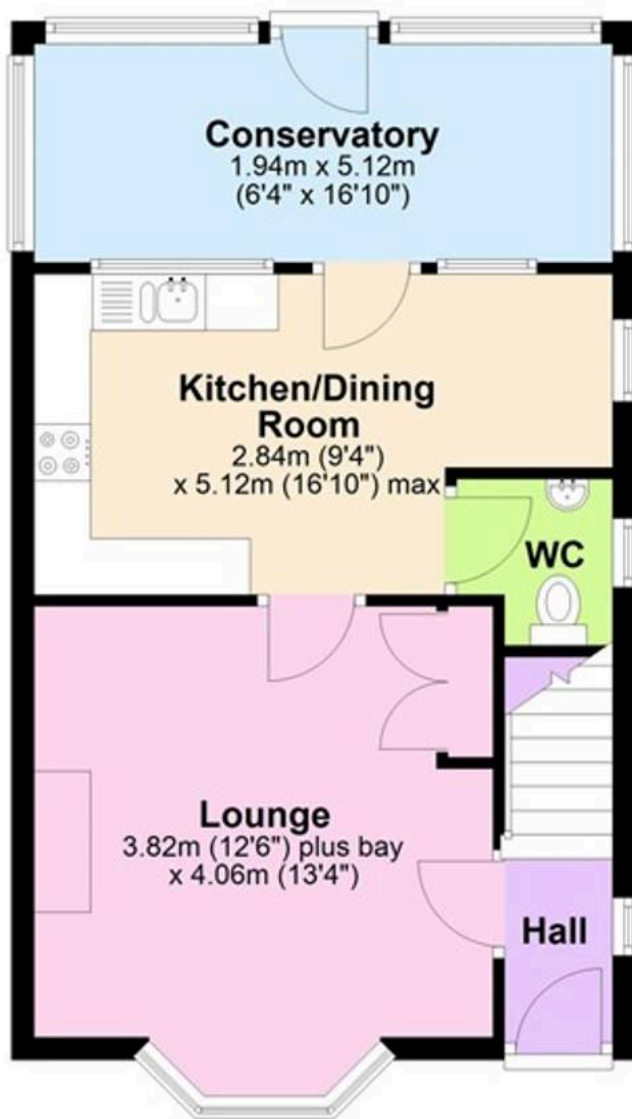
Mainly laid to lawn enclosed by timber fence boundary.





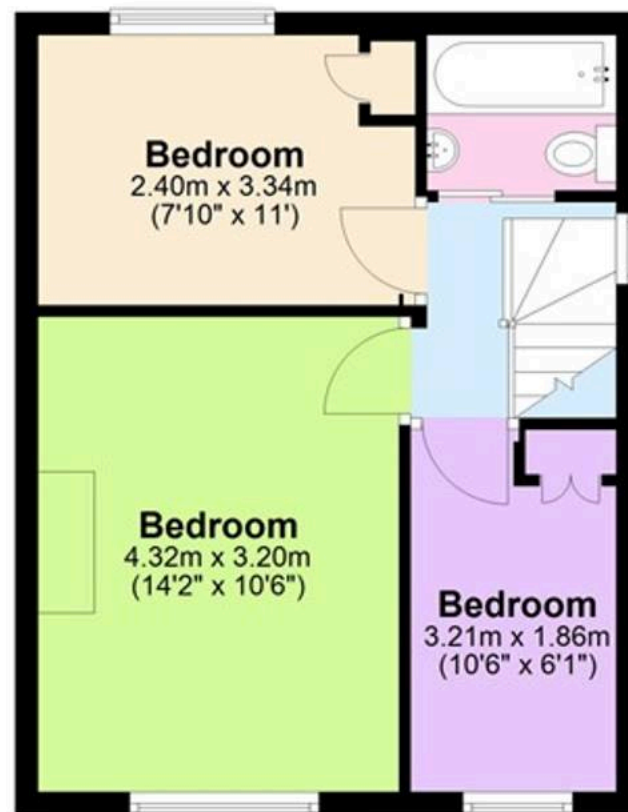
## Ground Floor

Approx. 45.4 sq. metres (488.2 sq. feet)



## First Floor

Approx. 34.8 sq. metres (374.7 sq. feet)



Total area: approx. 80.2 sq. metres (862.9 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement



### Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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Telephone: 02476 256 616  
Email: [sales@cartwriighthands.co.uk](mailto:sales@cartwriighthands.co.uk)  
121-123 New Union St, Coventry, CV1 2NT

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