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For Sale

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Offers Around £180,000

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40 Goodyers End Lane, Bedworth CV12 0HS

E-mail: sales@keyestateagents.com KEY ESTATE AGENTS Website: www.keyestateagents.com

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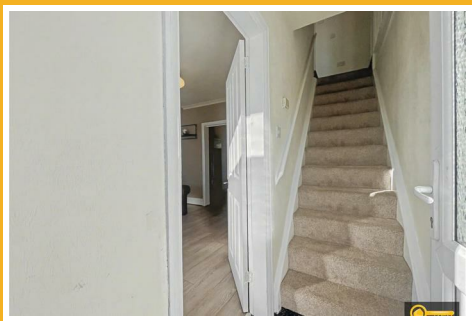




- *Well presented freehold end terraced residence*
- *Ideally suited to first-time buyers, second-time movers and investors*
- *Comfortable lounge featuring an attractive walk-in bay window*
- *Two double bedrooms and a versatile third room*
- *Extensive driveway providing parking for several vehicles, plus an enclosed landscaped rear garden and substantial timber shed*
- *Convenient position within a popular residential location*
- *Gas central heating and uPVC double glazing throughout*
- *Well fitted kitchen with built-in oven, hob and extractor hood*
- *Fully tiled family bathroom with a white three-piece suite*
- *Tenure - Freehold, Council tax band - B, Local Authority - NBBC, EPC - tbc.*

Key Estate Agents are pleased to offer for sale this well-presented freehold end-terraced residence, conveniently situated within this popular residential location. Ideally suited to first-time purchasers, second-time movers and investors alike, the property benefits from gas central heating and uPVC double glazing throughout, together with deceptively spacious and well-arranged accommodation.

An internal inspection is highly recommended to appreciate the accommodation on offer, which briefly comprises an entrance vestibule with staircase rising to the first floor, leading into a comfortable lounge featuring an attractive walk-in bay window. An open-plan access leads through to a well fitted kitchen, incorporating a matching range of base, drawer and wall units, together with a built-in oven, hob and extractor hood. There is also a useful understairs storage cupboard and further access to a separate utility room.

To the first floor, a split-level landing provides access to two generously proportioned double bedrooms and a smaller third room, offering flexibility for use as a nursery, home office or dressing room. Completing the accommodation is a fully tiled family bathroom fitted with a white three-piece suite.

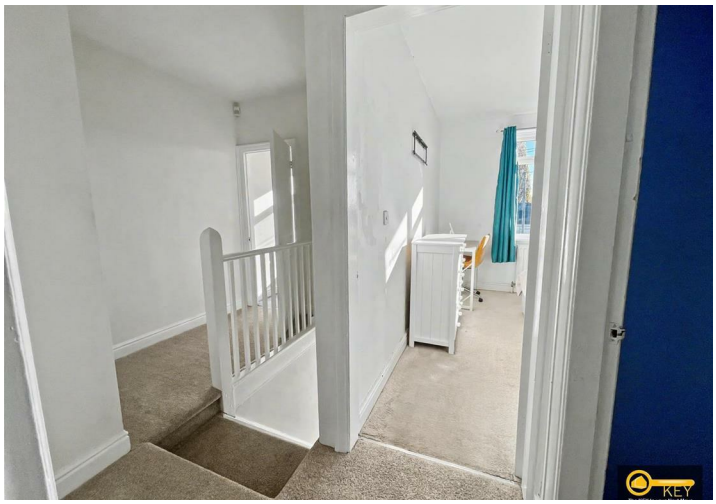
Externally, a particular feature of the property is the extensive driveway, providing off-road parking for several vehicles. Side pedestrian access leads to a landscaped and fully enclosed rear garden, incorporating a paved patio area, ideal for outdoor dining and entertaining, together with a substantial timber-built shed providing useful additional storage.

Overall, this is a spacious and appealing home offering well-proportioned accommodation, excellent off-road parking and a pleasant enclosed rear garden. Early viewing is strongly recommended to avoid disappointment.

Agents Disclaimer

Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.















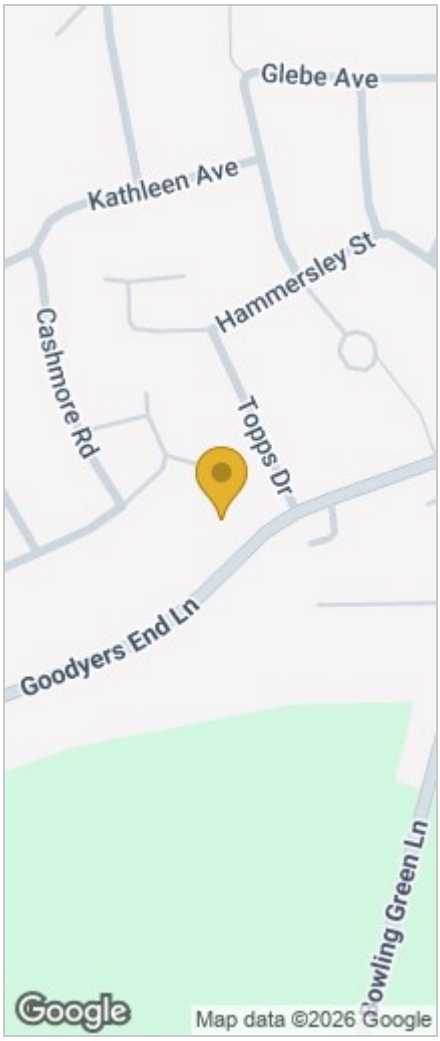


Floor Plan

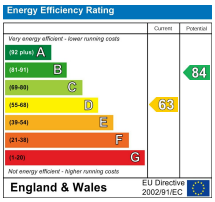


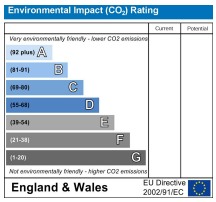
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

Area Map



Energy Efficiency Graph





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If you are thinking of selling or letting your home we would be delighted to offer you a *Free Valuation* with *No Obligation* whatsoever.

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The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.