Pointons
independent estate agents



Joseph Luckman Road, Bedworth
CV12 8BQ
£230,000

Freehold - Nuneaton & Bedworth Council Band: B - EPC: C

Pointons are delighted to offer for sale this well presented and extended three bedroom mid terrace house, situated on a popular road within close proximity to Bedworth Town Centre, ideally positioned for local shops, schools and a range of other amenities. The property benefits from a substantial ground floor extension, providing a second reception room, and has been tastefully decorated throughout to offer a fantastic home ready for the next buyer to move straight into.

Benefiting from double glazing and gas central heating, the accommodation in brief comprises: entrance porch, hallway, fitted kitchen with integrated appliances including oven, hob and dishwasher, lounge and extended dining room. To the first floor there are three bedrooms and a family bathroom.

Externally, to the rear of the property is a low maintenance garden, whilst to the front there is a block paved driveway providing off-road parking for two vehicles leading onto garage having power and light with up and over door.

This property would make an excellent first time purchase and an internal viewing is highly recommended to fully appreciate the accommodation on offer.

To arrange your viewing, please contact Pointons today.

EPC Rating: C







Porch
4'2" x 3'10" (1.28m x 1.16m)
Having entrance door and tiled flooring.

Hall
10'9" x 3'10" (3.27m x 1.16m)
Having radiator, tiled flooring and sliding door through to conservatory.

Kitchen
10'11" x 6'2" (3.32m x 1.87m)
Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and mixer tap, built-in dishwasher, plumbing for washing machine, fitted electric fan assisted oven, built-in electric hob with pull out extractor hood over, double glazed window to front and tiled flooring.

Dining Room
12'4" x 17'4" (3.75m x 5.28m)
Having feature electric Fireplace with marble style surround and hearth, wood block flooring and stairs off to the first floor.

Lounge
8'10" x 18'10" (2.69m x 5.73m)
Double glazed window to rear, TV point, radiator and double glazed sliding doors into garden.

Landing
8'10" x 6'8" (2.69m x 2.04m)
Having doors off to various rooms and access to loft with pull down metal ladder.

Bedroom
11'2" x 10'6" (3.40m x 3.21m)
Having double glazed window to front and radiator.

Bedroom
12'5" x 10'7" (3.78m x 3.23m)
Having double glazed window to rear and radiator.

Bedroom
7'8" x 6'8" (2.34m x 2.04m)
Having double glazed window, radiator and storage cupboard.

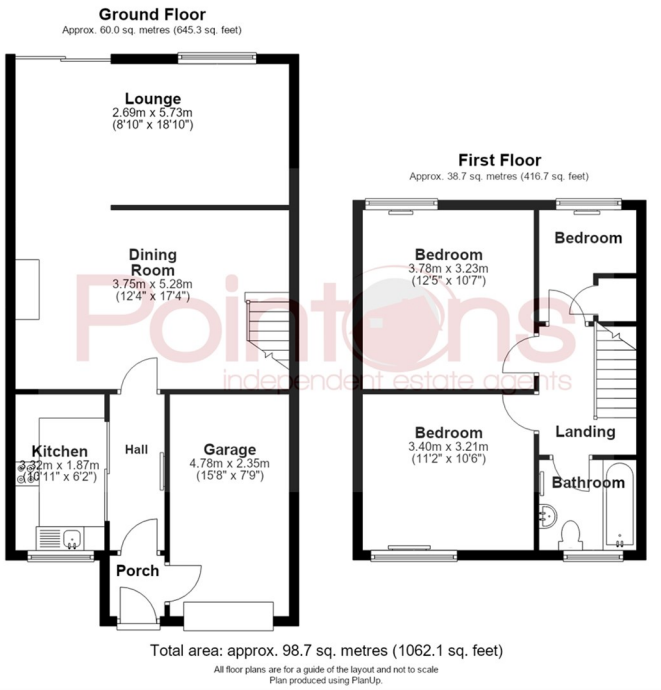
Bathroom
Fitted with three piece suite with panelled bath with rainfall showerhead over, with further handheld shower attachment over mixer tap and curtain rail, pedestal wash hand basin with mixer tap and low-level WC, window to front, radiator and vinyl flooring.

Garage
15'8" x 7'9" (4.78m x 2.35m)
Having up and over door with power and lighting.

Outside (Front)
To the front of the property is a block paved driveway providing offroad parking for two cars leading onto front door and garage.

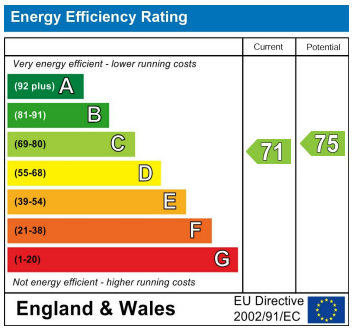
Outside (Rear)
To the rear of the property is a low maintenance garden having artificial grass leading with shrub borders and shed.

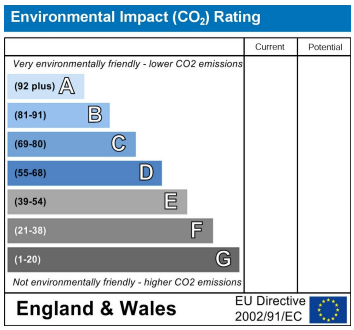
General Information
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 98.7 sq. metres (1062.1 sq. feet)

All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.











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