



**Newman Close, Bedworth
CV12 8ST**

Guide Price £195,000

Freehold - Nuneaton And Bedworth Band: B - EPC: C

TWO BEDROOM SEMI-DETACHED HOUSE FOR SALE WITH A STUNNING PRIVATE GARDEN

A beautifully presented two-bedroom semi-detached home, finished to a high standard throughout and perfect for first-time buyers or downsizers. The property offers modern, spacious living with a bright lounge and a well-equipped kitchen/diner.

Upstairs features two generous double bedrooms and a stylish family bathroom. The true highlight of this home is the stunning rear garden, a private landscaped sun trap, thoughtfully designed with patio and seating areas, ideal for relaxing or entertaining in the warmer months.

Further benefits include off-road parking and a sought-after residential location close to amenities and transport links.

EPC - tbc - / Council tax - B



Entrance Hall

3'8" x 8'6" (1.11m x 2.58m)

Main entrance to property, door to under stair storage, consumer unit, door to lounge and door too;

Kitchen

9'3" x 11'0" (2.81m x 3.36m)

Fitted with matching base and eye level units with worktop over, one and a half bowl stainless steel sink with drainer and mixer tap, integrated gas hob and electric cooker with extractor fan above, breakfast bar, space and plumbing for washing machine, space for fridge/freezer, tiles to all walls above worktop, window to rear, radiator to side, door to garden

Living Room

15'8" x 11'0" (4.77m x 3.36m)

Bay window and radiator to front, roller blinds and window reveal, wall mounted electric fire, stairs to 1st floor.

Bedroom 1

9'8" x 11'0" (2.94m x 3.36m)

Window and radiator to front, roller blinds fitted in window reveal, made to measure wardrobes.

Bedroom 2

8'6" x 11'0" (2.58m x 3.36m)

Window and radiator to rear, roller blinds fitted in window reveal, integrated wardrobes

Family Bathroom

8'3" x 5'0" (2.51m x 1.52m)

Fitted with a three-piece suite comprising of a deep panel bath with individual taps, electric shower with shower screen, pedestal hand wash basin with individual taps, close coupled WC, towel heater, wall mounted mirrored shelves, half tiling to all walls with full tiling around shower, window to side.

Garage

15'2" x 8'10" (4.63m x 2.70m)

Up and over door, door to and from garden

External

To the front: low maintenance drive for two/three vehicles, loose gravel stones beneath bay window for additional parking, access to garage, side access to garden.

To the rear: landscape low maintenance garden with a mixture of decking and porcelain tiles, Astroturf and side access to front of property, wall lights fitted around rear of property.

Good to Know

Tenure: Freehold

Age: 1960's

Heating: Gas central heating

Garden: North East Facing

Total SqFt: 897.3

Loft: Insulated & Boarded

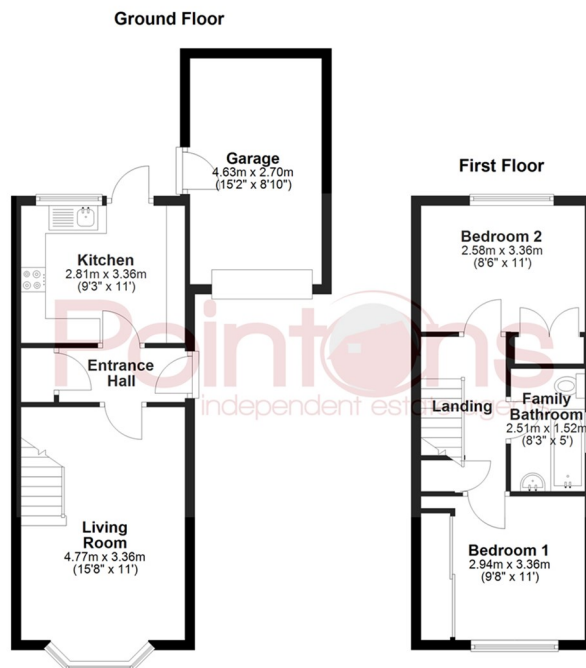
Boiler age; 4yrs

Energy efficiency rating: tbc

Council tax band: C

Disclaimer

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.



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

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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