



## Melrose Avenue, Bedworth, CV12 0ES

Offers Over £230,000

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Oughton Cook Estate Agents are pleased to bring to market this fantastic 3 bedroom, semi-detached home set on a large plot in a peaceful residential area. The property offers families the chance to put their own stamp on an attractive and spacious home benefiting from parking for multiple vehicles and a integrated garage.



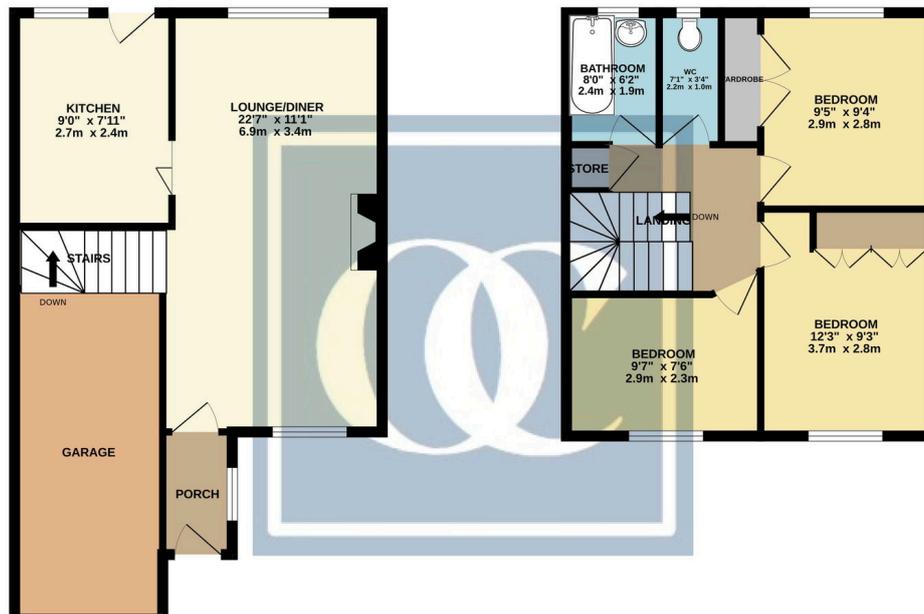


### Key Features

- No chain
- Large private garden
- Peaceful residential location
- Integrated Garage
- Potential to increase the living space
- Driveway for multiple vehicles

GROUND FLOOR  
539 sq.ft. (50.0 sq.m.) approx.

1ST FLOOR  
444 sq.ft. (41.2 sq.m.) approx.



TOTAL FLOOR AREA: 982 sq.ft. (91.3 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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