



**Cardigan Road, Bedworth
CV12 0NP**

Asking Price £260,000

Freehold - Nuneaton & Bedworth Borough Council Band: C - EPC: D

Nestled in a desirable corner position on Cardigan Road, Bedworth, this charming detached bungalow offers a delightful blend of comfort and convenience. The property boasts a spacious lounge and a full width conservatory, providing ample space for relaxation and entertaining. With two well-proportioned bedrooms, this home is perfect for small families, couples, or those seeking single-level living.

The bungalow features a well-appointed shower room, ensuring all your essential needs are met. One of the standout features of this property is the generous parking area and the added bonus of a detached garage, which is a rare find in the area.

Being offered with no onward chain, this home presents an excellent opportunity for a smooth and hassle-free move. The surrounding area is known for its friendly community and convenient access to local amenities, making it an ideal location for those looking to settle down.

This delightful bungalow is a must-see for anyone seeking a comfortable and practical living space in Bedworth. Don't miss your chance to make this lovely property your new home.



Entrance

Via double glazed entrance door leading into:

Porch

Ceramic tiled flooring, door into.

Entrance Hall

11'10" x 9'10" (3.60m x 3.00m)

Radiator, access to boarded loft space with pull down ladder and light, central heating thermostat and doors to:

Living Room

17'1" x 10'6" (5.20m x 3.20m)

Feature fireplace with electric coal effect fire, two radiators, coving to textured ceiling, sliding patio door to:

Kitchen

8'10" x 7'10" (2.70m x 2.40m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and tiled surround, plumbing for washing machine, space for slimline dishwasher, electric fan assisted oven, four ring gas hob and extractor fan over, ceramic tiled flooring, bi-fold door into:

Conservatory

9'6" x 16'5" (2.90m x 5.00m)

Being constructed with brick walls and upvc double glazing and polycarbonate room, double radiator, ceramic tiled flooring, French style double doors to garden:

Bedroom

13'5" x 8'6" (4.10m x 2.60m)

Bow window to front, fitted wardrobes with hanging rails and shelving, dressing table and drawers, radiator, coving to textured ceiling

Shower Room

5'3" x 6'7" (1.60m x 2.00m)

Three piece suite with comprising, tiled shower cubicle, vanity wash hand basin with cupboard under and mixer tap, close coupled WC and heated towel rail ceramic tiling to all walls, window to side, door to:

Bedroom

13'5" x 9'10" (4.10m x 3.00m)

Double glazed bow window to front, two storage cupboards, radiator, coving to textured ceiling

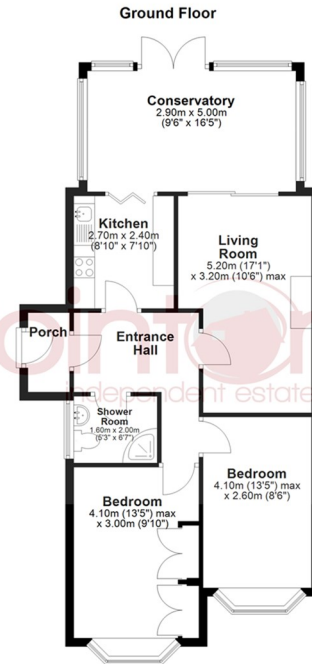
Outside

To the rear is of easy maintenance with paved patio and stoned areas, personal access to garage and double gates for parking, and a lean-to shed. To the front and side there is an enclosed garden mainly laid to lawn with gated pedestrian access with pathway leading to the entrance

Garage

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.



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			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		66	
(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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