



25 PEBBLEBROOK WAY BEDWORTH, CV12 9HF

£895 PER MONTH

Well presented two bedroom semi detached house in this very popular location and close to amenities. With re-fitted kitchen and bathroom and double glazing, the property briefly comprises ; Entrance hall, spacious lounge, fitted kitchen, conservatory, cloakroom/WC, two double bedrooms and bathroom. Externally there is off road parking and enclosed rear garden. No smokers. Available November, Council tax band B, Epc rating C, Deposit £1030.00



25 PEBBLEBROOK WAY

- Well presented two bedroom semi detached house
- Central Heating & d/glazed
- Re-fitted kitchen & bathroom
- Conservatory
- Spacious lounge
- Cloaks/WC
- Double bedrooms
- Off road parking
- Enclosed garden Available
- November
- Epc Rating C, Council tax band B,
- Deposit £1030.00



Entrance Hall

With stairs rising to first floor, laminate flooring and radiator

Lounge

14' 2" x 12' 2" (4.31m x 3.71m) Double glazed patio doors to conservatory, television and telephone points, radiators, under stair cupboard and radiator.

Conservatory

10' x 9' 7" (3.04m x 2.91m) Double glazed, television point, double glazed French doors to garden

Kitchen

10' 11" x 5' 8" (3.33m x 1.73m) Double glazed window to front aspect, re-fitted with a range of white high gloss eye and base level units with contrasting roll top work surfaces, integral gas hob with electric oven beneath and extractor above, ceramic tiled splash backs and flooring, space for fridge freezer, plumbing for washing machine and single drainer sink unit.

Cloakroom/WC

With double glazed window to front aspect, low level WC, wash hand basin and radiator.

Landing

With access to loft space and doors to;

Bedroom One

12' 2" x 9' 8" (3.71m x 2.95m) Double glazed window to front aspect, radiator, television point and airing cupboard housing hot water tank.

Bedroom Two

12' 2" x 8' 11" (3.71m x 2.71m) Double glazed window to rear aspect, radiator and television point.

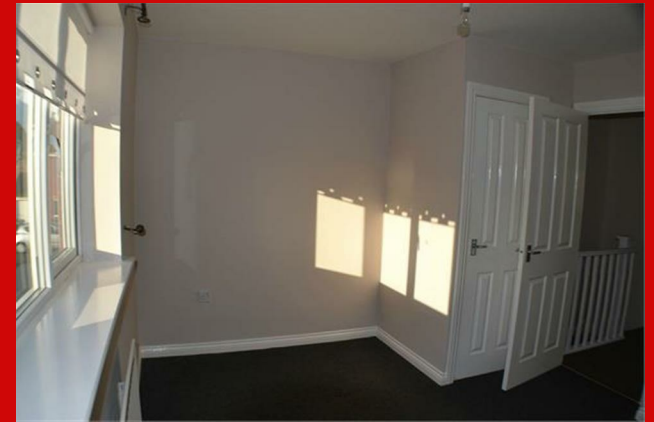
Bathroom

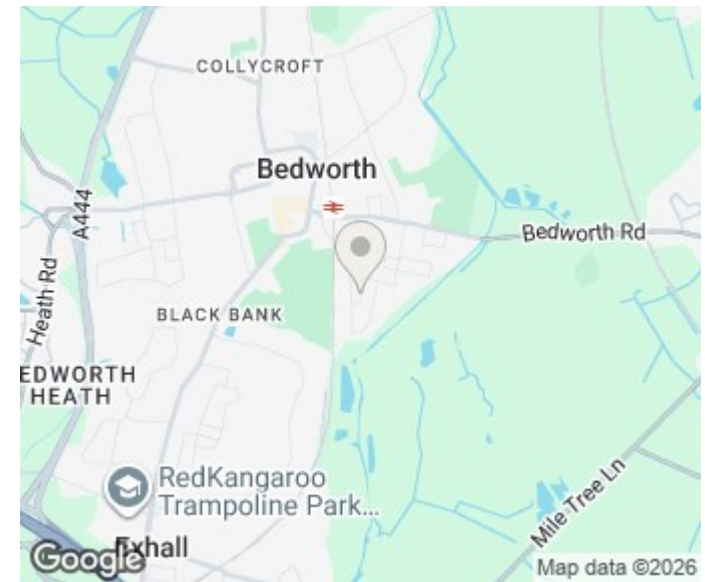
Re-fitted white suite comprising low level WC, pedestal wash basin, panelled bath with mixer tap and shower attachment, radiator, ceramic tiled splash backs and double glazed window to side aspect.

Garden

To the front of the property is tarmac driveway with borders and gated access to the rear garden. To the rear of the property is an enclosed garden with lawn, borders and patio area.

25 PEBBLEBROOK WAY





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	

EPC Rating: C Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hinckley
Unit 1
The Regent Lancaster Road
Hinckley
Leicestershire
LE10 0AW

01455 886065
lettings@davispartners.co.uk
<https://davispartners.co.uk/>

