


# 64 Leicester Road, Bedworth, CV12 8AG

£190,000

cartwright hands

# 64 Leicester Road

## Bedworth

- Two Bedrooms
- Two Loft Rooms
- Lounge
- Dining Room
- Kitchen
- Downstairs WC
- Bathroom
- Garden
- Freehold
- EPC C (70)
- Council Tax Band B

This three storey townhouse is situated on Leicester road with easy access to the shops and amenities in the town centre. The accommodation features: entrance porch, lounge, dining room, kitchen, down stairs WC, two first floor bedrooms and family bathroom, on the second floor are two loft rooms. The property is in need of renovation and is offered with no onward chain. Please note: we have been informed by the current owner that the loft rooms were done with Planning Permission & Building Regulation however we have not seen the documentation.









**Accommodation Comprises**

**On the Ground Floor**

**Inner Hall**
Door to front, door to lounge.

**Lounge**
Double glazed window to front, radiator.

**Dining Room**
TV point, radiator, stairs to first floor, opening to kitchen.

**Kitchen**
Double glazed window to rear, range of wall and base unit cupboards and drawers, one and quarter bowl stainless steel sink and drainer, plumbing for washing machine, space for tumble dryer, space for fridge/freezer, gas cooker point, integrated electric double oven.

**Rear Lobby**
Door to rear garden, door to downstairs WC.

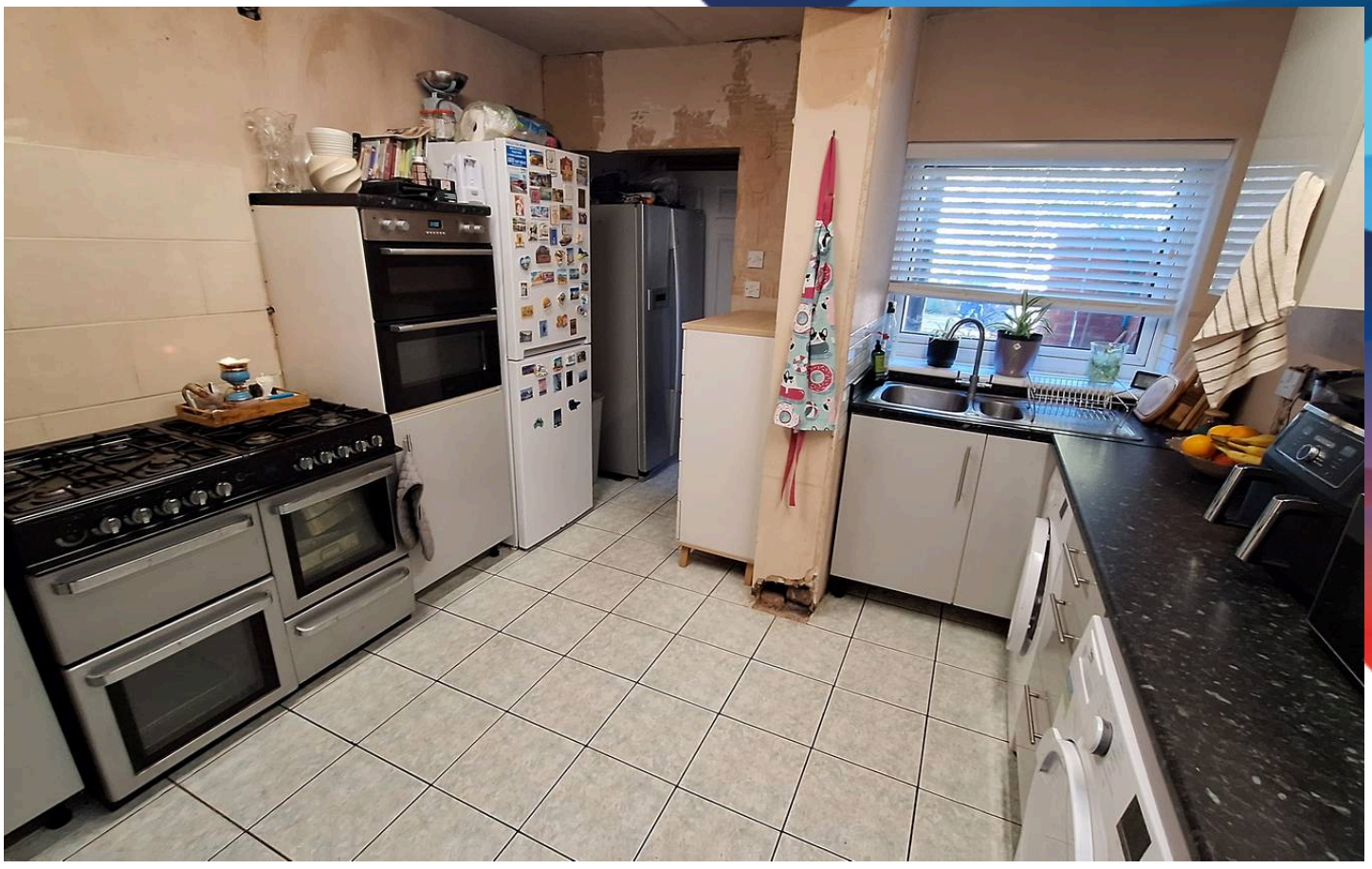
**Wet Room**
Low level WC, wash hand basin, electric shower, radiator.

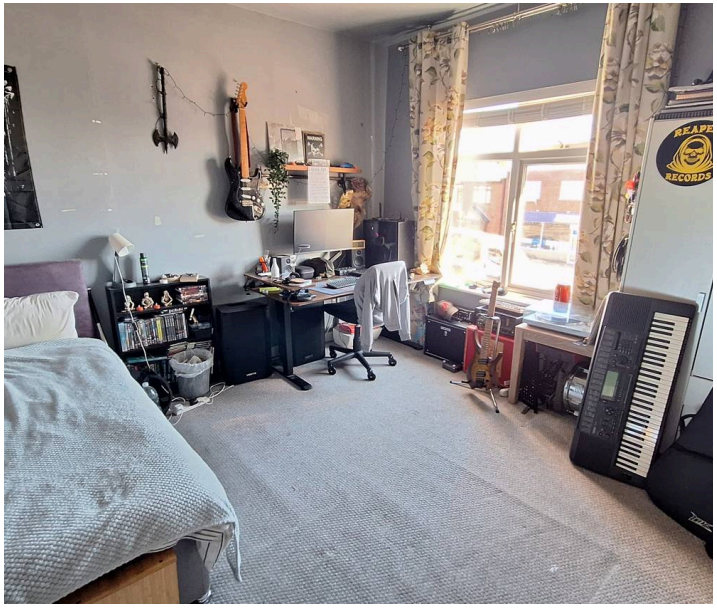
**On the First Floor**
Landing

**Bedroom One**
Double glazed window to front, radiator.

**Bedroom Two**
Double glazed window to rear, radiator.

**Family Bathroom**
Opaque double glazed window to rear, panelled bath with mixer shower, Jacuzzi bath, low level WC, wash hand basin.





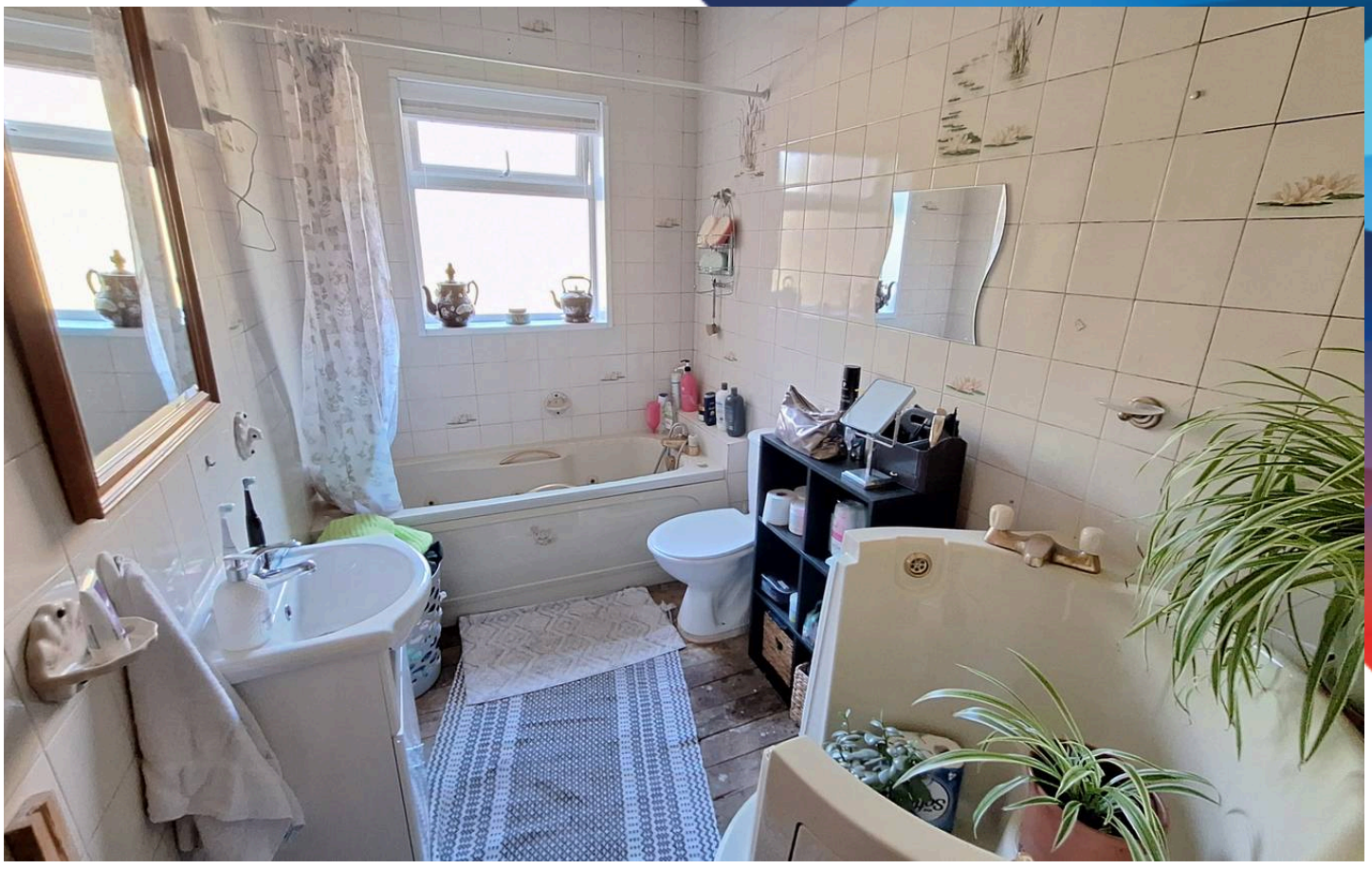


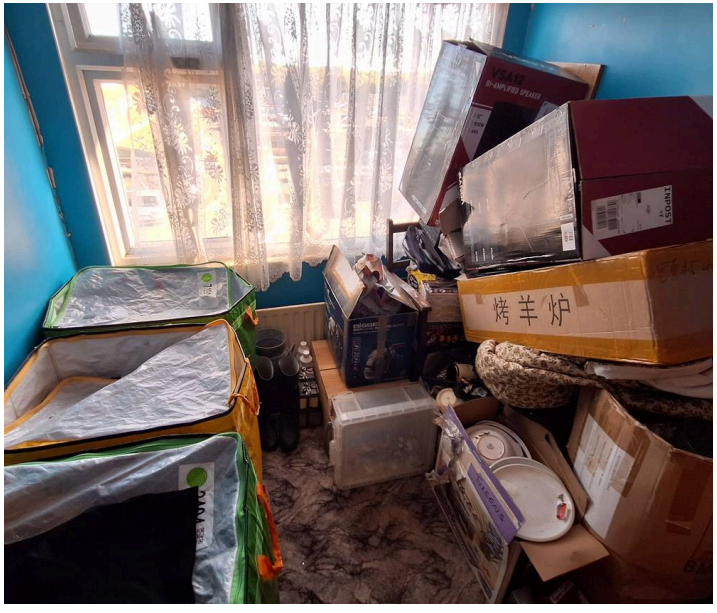

**On the Second Floor**
Landing to

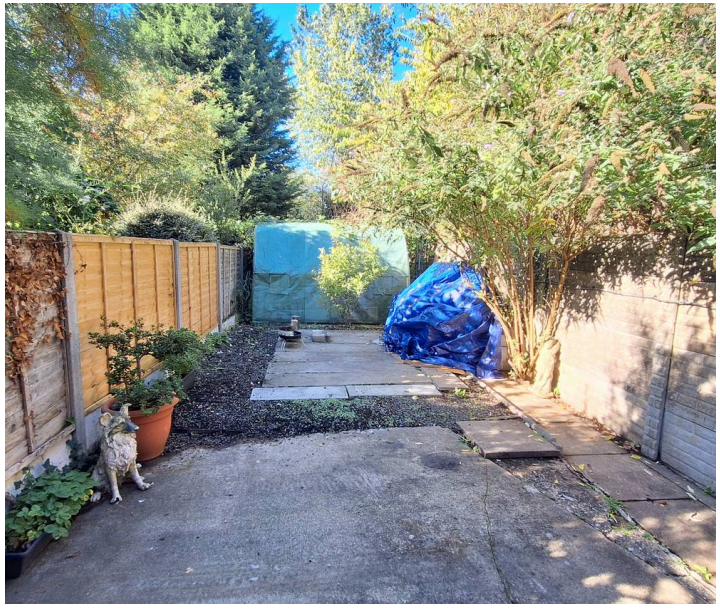
**Loft Room One**
Window to front.

**Loft Room Two**
Window to rear.

**Rear Garden**
Patio area enclosed by timber fence boundary.

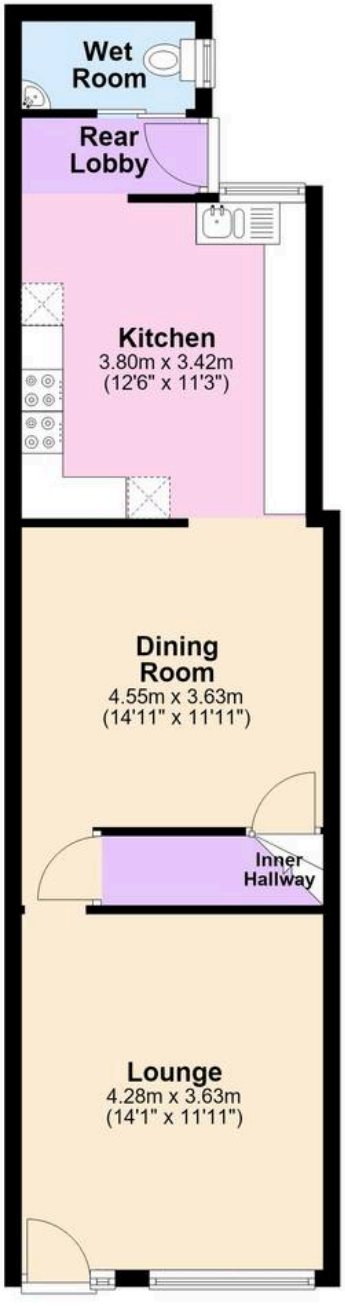




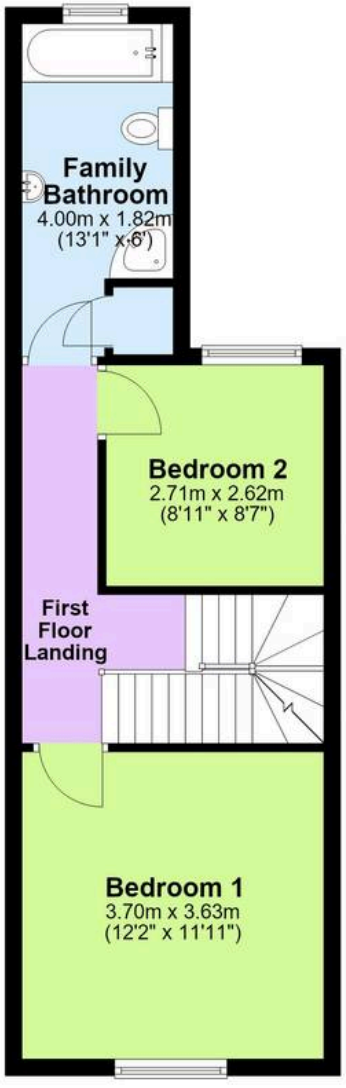
## Ground Floor

Approx. 50.3 sq. metres (541.6 sq. feet)



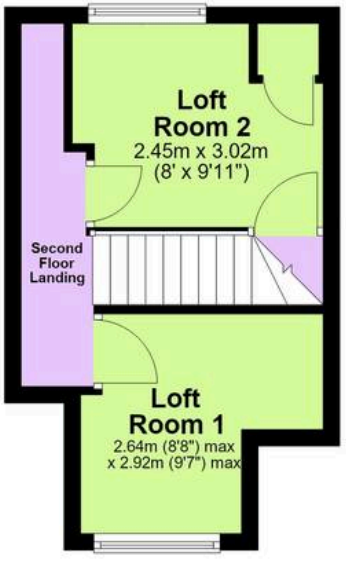

## First Floor

Approx. 36.2 sq. metres (389.6 sq. feet)




## Second Floor

Approx. 21.9 sq. metres (236.2 sq. feet)




Total area: approx. 108.5 sq. metres (1167.4 sq. feet)

For illustrative purposes only. Whilst every attempt has been made to ensure the plan is accurate and presents the property in the best way, measurements of doors, windows and rooms are approximate and no responsibility is taken for any error, omission or mis-statement.
Plan produced using PlanUp.

## Special Notes

We have not tested the equipment, appliances, and services in this property. Interested applicants are advised to commission the appropriate investigations before formulating their offer to purchase. The measurements are supplied for guidance only. Only those items mentioned in these sales particulars are included in the sale. Ask agent regarding Rights & Restrictions. If you require the full EPC certificate, please contact us and we will email the EPC certificate to you.

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Telephone: 02476 350 700
Email: sales@cartwrighthands.co.uk
59 Coton Road, Nuneaton, CV11 5TS

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