



3 Bedroom House - Semi-Detached
located on Hamilton Close,
Bedworth
£230,000

UP Estates



****THREE BEDROOM SEMI-DETACHED HOME, OPEN-PLAN LIVING/ DINING AREA, DOWNSTAIRS WC AND UTILITY SPACE**** - Situated in a quiet residential location, this beautifully presented three-bedroom semi-detached home offers spacious and versatile accommodation ideal for families, first-time buyers, or those looking to upsize.

Upon entering, you are welcomed into a bright and airy entrance hallway full of character, setting the tone for the rest of the home. The hallway leads through to the true heart of the property — a generous open-plan living and dining area enjoying views over both the front and rear gardens. This fantastic space is perfect for both relaxing and entertaining, while French doors opening onto the rear garden create a seamless indoor-outdoor feel.

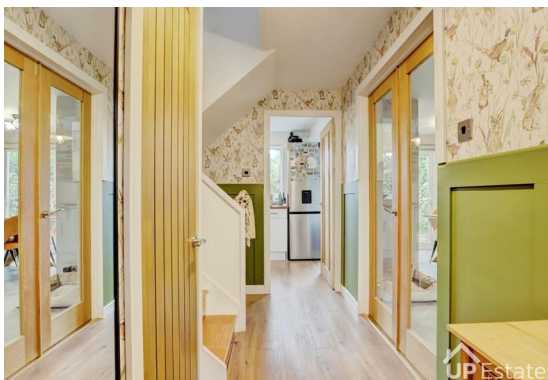
The modern kitchen is fitted with attractive wooden worktops and a range of built-in units providing ample storage space. The kitchen also benefits from lovely views across the rear garden and patio area. Completing the ground floor is a practical utility space along with the added convenience of a downstairs WC. To the first floor, the property offers three well-proportioned bedrooms, including two doubles and a generous single bedroom which could also serve as a home office. The contemporary family bathroom features a bath with overhead shower, catering to all preferences, while an airing cupboard provides additional storage space.

Externally, the home continues to impress with a store room to the front aspect, ideal for storing garden tools and outdoor equipment. There is a pleasant lawned frontage with side access leading to the rear garden and patio area. The rear garden itself is a great size and provides the perfect setting for relaxing or entertaining family and friends during the warmer months. Further benefits are the property will come with twelve solar panels with a transferrable feed-in-tariff along with on-street parking readily available along with a car park opposite.

£230,000

- THREE GENEROUS BEDROOM SEMI-DETACHED HOME
- QUIET RESIDENTIAL LOCATION
- SPACIOUS OPEN-PLAN LIVING/ DINING AREA
- MODERN KITCHEN WITH WOODEN WORKTOPS
- USEFUL UTILITY SPACE AND DOWNSTAIRS WC
- CONTEMPORARY FAMILY BATHROOM WITH BATH AND OVERHEAD SHOWER
- EXTERNAL STORE ROOM AND TWELVE SOLAR PANELS
- FRONT LAWN WITH SIDE ACCESS TO THE BACK GARDEN
- GOOD SIZED REAR GARDEN/ PATIO AREA
- ON-STREET PARKING IS READILY AVAILABLE





IMPORTANT NOTE TO PURCHASERS

Prospective buyers will be required to provide identification documentation in accordance with Anti-Money Laundering Regulations at a later stage. We ask for your cooperation to ensure that there are no delays in agreeing the sale.

While we strive to make our sales particulars accurate and reliable, they do not form part of any offer or contract and should not be relied upon as statements of fact or representation. Any services, systems, or appliances mentioned have not been tested by us, and no guarantee is given regarding their condition or functionality.

All measurements are approximate and intended



as a guide only. Some details may still require vendor approval. If you need clarification or further information, particularly if you are traveling a significant distance to view the property, please contact us.



All fixtures and fittings must be agreed with the seller via the fixtures and fittings form, which will form part of the legal contract through the conveyancing process. As the marketing estate agent, our particulars and communications are not legally binding—only the legal documentation prepared by solicitors is.



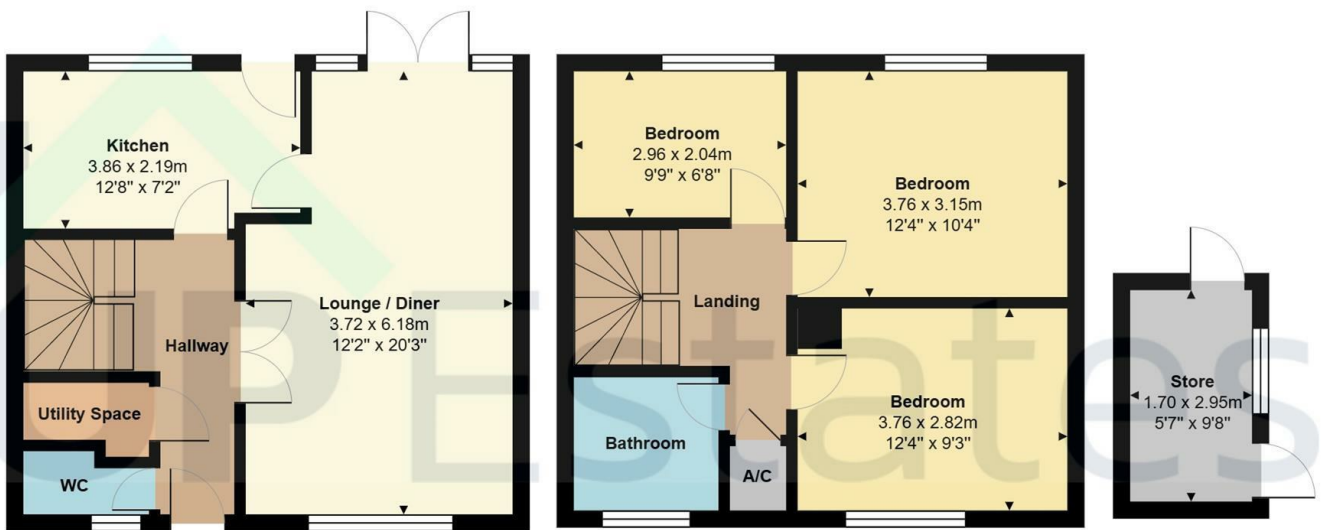
Up Estates has not verified the legal title of the property, and buyers must obtain confirmation from their solicitor.





Hamilton Close, Bedworth





Total Area: 84.2 m² ... 907 ft² (excluding store)
 All measurements are approximate and for display purposes only

CONTACT

Up Estates,
 11 Dugdale Street
 Nuneaton
 Warwickshire
 CV11 5QJ

E: enquiries@upestates.co.uk
 T: 024 7771 0790

