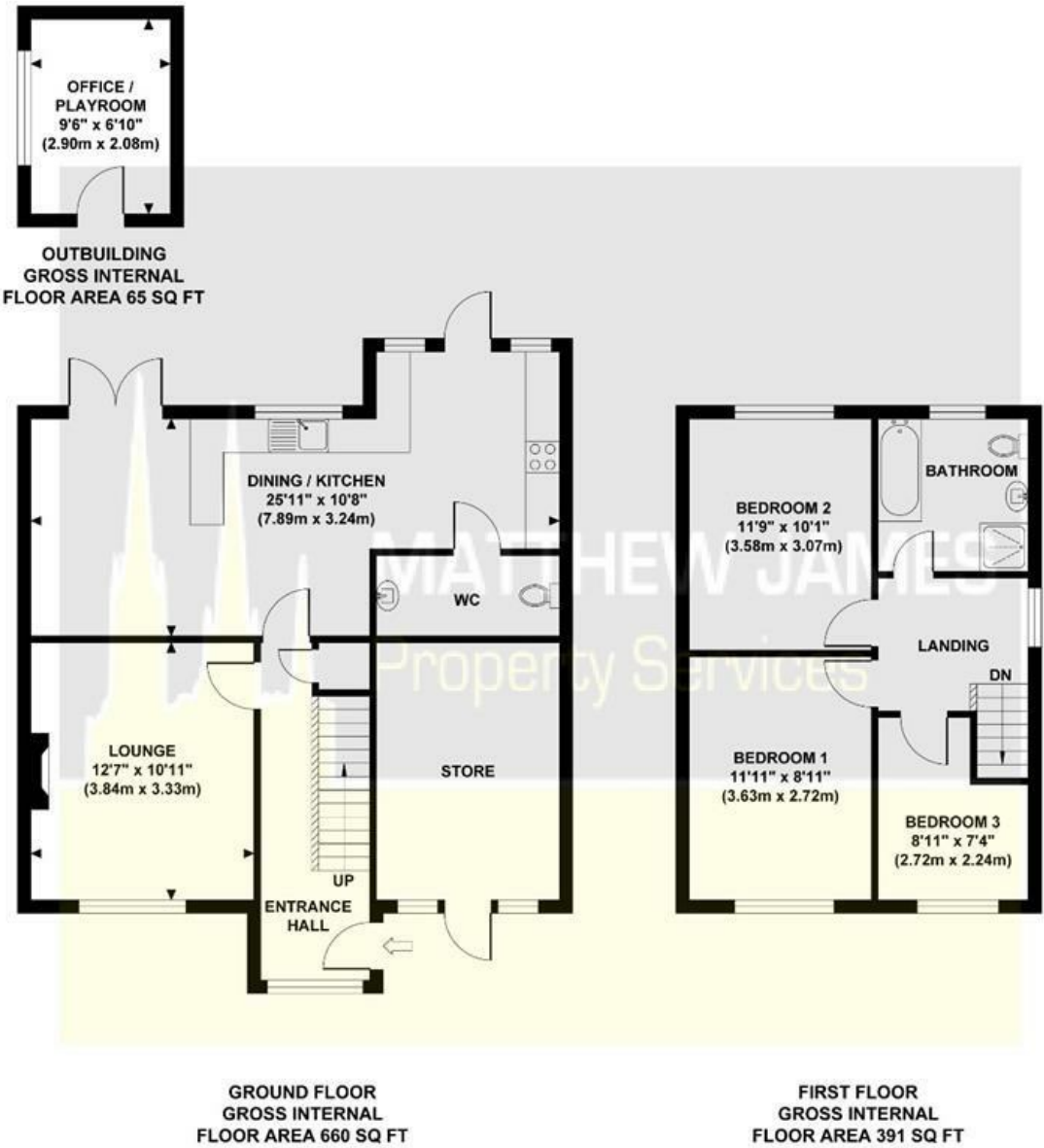


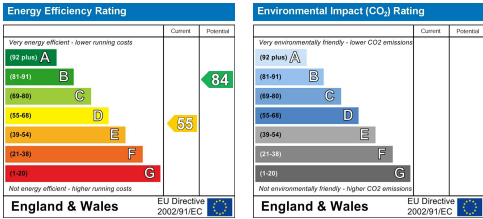
STAFFORD CLOSE

Approximate Gross Internal Area 1116 sq ft / 103.70 sq m



Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



MATTHEW JAMES  
Property Services



19 Stafford Close  
Bulkington, Bedworth CV12 9QX

THREE BEDROOMS... SOON TO BE VACANT & NO UPWARD CHAIN... SEMI DETACHED... OPEN PLAN KITCHEN DINING ROOM... GROUND FLOOR WC... DETACHED HOME OFFICE... SEPARATE ROOM CURRENTLY BEING USED AS A GYM BUT PERFECT FOR HOME BUSINESS... QUIET CUL-DE-SAC LOCATION. Located at the bottom of a quiet cul-de-sac and benefiting from having recently had a full renovation in the last few years including a new boiler and rewire. Having NO UPWARD CHAIN, it has to be viewed to appreciate everything being offered for sale including hard standing to the front, entrance hallway, living room, open plan full width kitchen dining room, ground floor WC, further room which could perfectly be used for a home business ( dog groomer, beauty or home office? ), three bedrooms, family bath / shower room, oak doors throughout and private rear garden with detached further insulated room currently being used as a home office with power, lighting and a separate phone point. Within walking distance of local amenities, schools and bus routes, is this property your next family home? Call us now to book your immediate viewing!

CONTACT INFORMATION

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Offers Over £250,000



# 19 Stafford Close

Bulkington, Bedworth CV12 9QX



- \*\* THREE BEDROOMS \*\*
- \*\* NO UPWARD CHAIN \*\*
- \*\* FULL WIDTH OPEN PLAN KITCHEN DINING ROOM \*\*
- \*\* GROUND FLOOR CLOAKROOM / WC \*\*
- \*\* BRICK BUILT DETACHED OFFICE / PLAY ROOM \*\*
- \*\* LARGE STORAGE / FLEXIBLE SPACE - CURRENTLY A GYM - HOME BUSINESS? \*\*
- \*\* HARDSTANDING TO THE FRONT \*\*
- \*\* SEMI DETACHED \*\*
- \*\* QUIET CUL-DE-SAC LOCATION \*\*

## Front Hardstanding

Store / Gym / Home Business?  
12'6 x 7'8 (3.81m x 2.34m)

## Entrance Hallway

Lounge  
12'7 x 10'11 (3.84m x 3.33m)

Open Plan Kitchen Dining Room  
25'11 x 10'8 (7.90m x 3.25m)

Ground Floor Cloakroom  
5'10 x 3'10 (1.78m x 1.17m)

## First Floor Landing

Bedroom One  
11'11 x 8'11 (3.63m x 2.72m)

Bedroom Two  
11'9 x 10'1 (3.58m x 3.07m)

Bedroom Three  
8'11 x 7'4 (2.72m x 2.24m)

Family Bathroom  
8'11 x 7'4 (2.72m x 2.24m)

Office / Playroom  
9'6 x 6'10 (2.90m x 2.08m)

## Rear Garden



## Directions

