

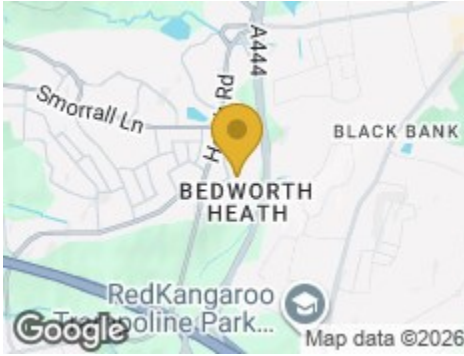
Road Map



Hybrid Map



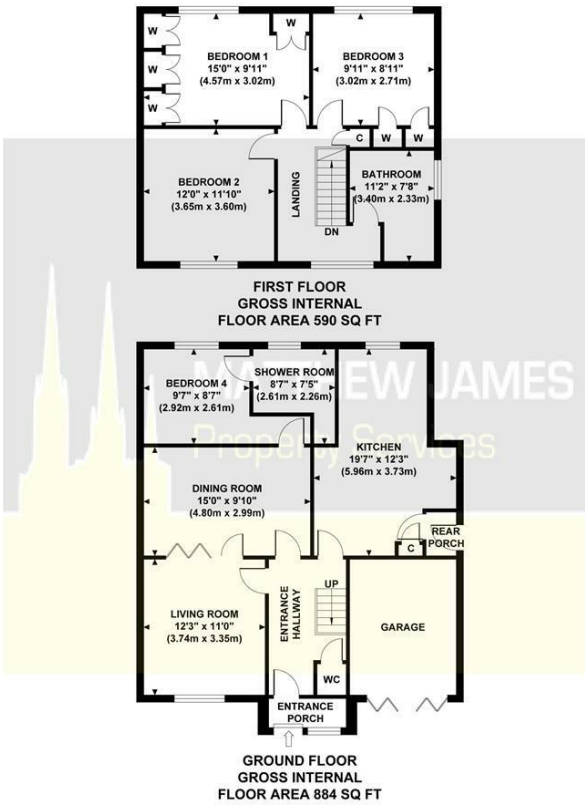
Terrain Map



**MATTHEW JAMES**  
Property Services

Floor Plan

**SMART ROAD**  
Approximate Gross Internal Area 1474 sq ft / 136.93 sq m



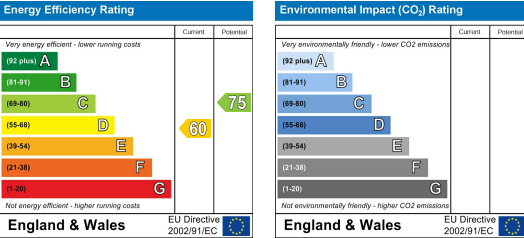
Although every attempt has been made to ensure accuracy, all measurements are approximate and no responsibility is taken for any error, omission, or mid-statement. This floor plan is for illustrative purposes only and not to scale. Measured in accordance to RICS standards.

Viewing

Please contact us on 02477 170170 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



**45 Smarts Road**  
Bedworth CV12 0BP

Offers Over £290,000

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# 45 Smarts Road

, Bedworth CV12 0BP

Offers Over £290,000



Approach / Driveway

Garage

Entrance Porch

Entrance Hallway

Living Room

22'5 x 11'0

Ground Floor W.C

Dining Room

15'0 x 9'10

Kitchen

19'7 x 12'3

Bedroom Four

9'7 x 8'7

Ground Floor Shower Room

8'7 x 7'5

First Floor Landing

Bedroom One

15'0 x 9'11

Bedroom Two

12'0 x 11'10

Bedroom Three

9'11 x 8'11

Family Bathroom

11'2 x 7'8

Rear Garden

