



**Thirlmere Road, Bedworth
CV12 8RY**

Guide Price £280,000

Freehold - Nuneaton And Bedworth Band: C - EPC:

THREE BEDROOM SEMI-DETACHED HOUSE FOR SALE IN THE SOUGHT AFTER LOCATION OF THE WATER TOWER ESTATE WITH NO ONWARD CHAIN.

A beautifully presented three-bedroom semi-detached home, finished to a modern standard throughout and offered with no onward chain. The property features a spacious layout, including a bright front lounge and a stunning open-plan kitchen/diner with contemporary bi-fold doors, opening up the lounge for a perfect entertainment space

Upstairs offers three well-proportioned bedrooms and a stylish family bathroom. The home also benefits from a private rear garden and off-road parking to the front.

Situated in a popular residential area, close to local schools, amenities, and transport links, this property is ideal for families or first-time buyers.



Porch

1'5" x 6'1" (0.44m x 1.86m)

Enter via sliding door, internal door to;

Entrance Hall

11'3" x 6'1" (3.44m x 1.86m)

Stairs to 1st floor, radiator to side, textured ceiling, oak glass door to;

Lounge

14'5" x 10'2" (4.40m x 3.09m)

Bay window with roller blinds to front, wall mounted electric fire, TV and Internet port, glass bifold doors to;

Kitchen/Dining Room

10'9" x 16'7" (3.28m x 5.05m)

Fitted with matching base and iron level units with wooden worktop above, one and a half bowl stainless steel sink with drainer and mixer tap, integrated electric hob and double oven with extractor fan fitted above, glass splashback fitted behind electric hob, space and plumbing for washing machine, space and plumbing for dishwasher, space for freezer, window to rear and side, radiator to side, sliding doors to Garden.

Bedroom 1

13'3" x 9'11" (4.03m x 3.03m)

Window and radiator to front, roller blinds fitted to a window reveal.

Bedroom 2

10'7" x 9'11" (3.23m x 3.03m)

Window and radiator to rear, roller blind fitted in window reveal, integrated wardrobe, door to boiler cupboard.

Bedroom 3

9'11" x 6'4" (3.01m x 1.92m)

Window and radiator to front, roller blinds fitted in window reveal

Bathroom

5'7" x 6'4" (1.70m x 1.92m)

Fitted with a three-piece suite comprising of a deep panelled bath with mixer tap, pedestal hand wash basin with individual tap, close coupled WC, shower screen and shower above bath, fully tiled to all walls, towel heater to side window to rear

Garage

12'11" x 7'6" (3.93m x 2.29m)

Double door to front

Good to Know

Tenure: Freehold

Age: 1960's

Heating: Gas central heating

Garden: North West Facing

Total SqFt: 897.3

Loft: Insulated & Boarded

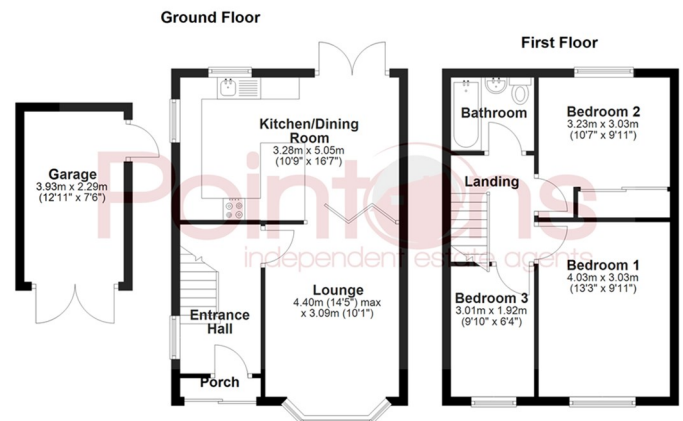
Boiler age: 8yrs

Energy efficiency rating: tbc

Council tax band: C

Disclaimer

Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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