



18 Barton Road, Bedworth, CV12 8HG

£170,000



* NO UPWARD CHAIN * Pointons Estate Agents are pleased to offer for sale this three bedroom end terrace residence location on Barton Road, Bedworth.

Close to local shop, schools and further amenities. The property in brief comprises of an entrance hall, lounge/dining room and fitted kitchen. To the first floor there are three bedrooms, family bathroom and separate WC. Gardens to front and rear. The property benefits from double glazing and gas central heating, offered with no upward chain and viewings are strictly via the agent. EPC C



Entrance Hall

Entrance via front door, obscure double glazed windows to front, carpeted and understairs storage cupboard.

Lounge/Dining Room 21'0" x 11'2"

With double glazed window to front, double glazed sliding door to rear, carpeted, radiators and coving to ceiling.

Kitchen 10'10" x 8'10"

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, built in four ring gas hob with extractor hood over and fan assisted oven, space for fridge/freezer, plumbing for washing machine, vinyl flooring, tiled splashbacks, double glazed window to rear and obscure double glazed door to rear.

Landing

Doors off to various rooms, carpeted, access to loft hatch with loft containing combination boiler, double glazed window to side.

Bedroom 11'2" x 12'10"

Double glazed window to front, carpeted, radiator and built in storage and fitted wardrobes.

Bedroom 9'6" x 10'2"

Double glazed window to rear, carpeted, radiator and built in storage.

Bedroom 7'7" x 8'10"

Double glazed window to front, carpeted and radiator.

Bathroom 5'7" x 4'7"

Fitted with a panelled bath with shower over, hand wash basin with mixer tap and built in storage beneath, radiator, tiled splashback, carpeted and obscure double glazed window to rear.

WC

Fitted with a low level WC, radiator, carpeted and obscure double glazed window to rear.

Outside

To front is a lawned garden with pathway upto property and side gated access to rear, which is enclosed made up of lawn and patio areas and two brick built out houses.

Tenure

Freehold

Council Tax

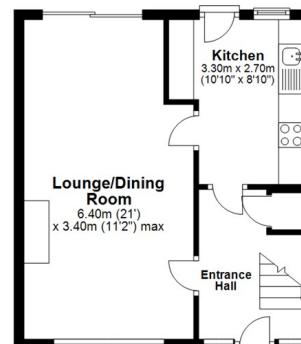
Nuneaton & Bedworth Borough Council - Band A

General Information

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.

Ground Floor

Approx. 35.5 sq. metres (382.5 sq. feet)



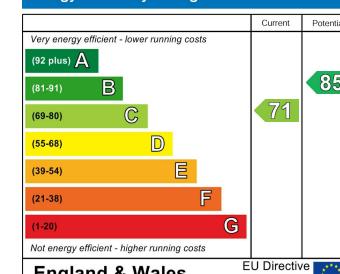
First Floor

Approx. 39.1 sq. metres (421.3 sq. feet)



Total area: approx. 74.7 sq. metres (803.8 sq. feet)

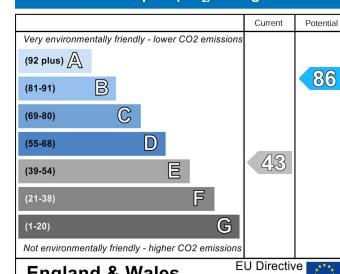
Energy Efficiency Rating



Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO₂) Rating



Not environmentally friendly - higher CO₂ emissions

England & Wales EU Directive 2002/91/EC



WWW.POINTONS-GROUP.COM

Pointons
Independent estate agents

2 Bond Gate Chambers
NUNEATON
CV11 4AL
024 7637 3300
nuneaton@pointons-group.com

109 New Union Street
COVENTRY
CV1 2NT
024 7663 3221
coventry@pointons-group.com

74 Long Street
ATHERSTONE
CV9 1AU
01827 711911
atherstone@pointons-group.com

