



**Wootton Street, Bedworth
CV12 9DU
£150,000**

Pointons Estate Agents are pleased to offer for sale this traditional two bedroom mid terrace situated on Wootton Street, Bedworth, close to local schools, train station and within walking distance to the town centre, benefitting from gas central heating and double glazing throughout. In brief the property comprises of a dining room, living room, fitted kitchen and downstairs bathroom. To the first floor there are two double bedrooms and a WC off bedroom 2. To rear is an enclosed garden made up of lawn and shrub sections, viewings are strictly via the agent.



Dining Room

12'2" x 11'2" (3.70m x 3.40m)

With double glazed window to front and radiator.

Living Room

11'10" x 11'2" (3.60m x 3.40m)

With double glazed window to rear and radiator.

Kitchen

9'2" x 6'3" (2.80m x 1.90m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer and taps over, space/plumbing for appliances, tall radiator, storage cupboard to lobby, double glazed window and door to side.

Bathroom

Fitted with a panelled bath with shower over, WC, hand wash basin with taps over, tall radiator and obscure double glazed window to side.

Landing

Doors off to both bedrooms.

Bedroom

12'2" x 11'2" (3.70m x 3.40m)

With double glazed window to front and radiator.

Bedroom

8'7" x 11'2" (2.61m x 3.40m)

With double glazed to rear, radiator and storage cupboard.

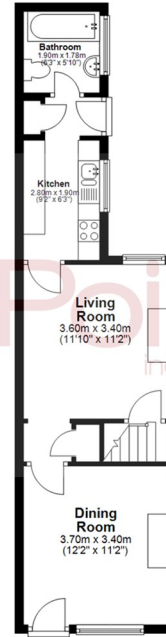
WC

Fitted with WC, hand wash basin with taps over and combination boiler.

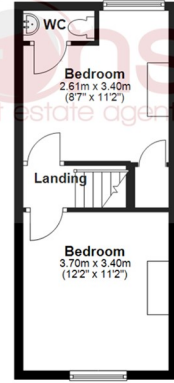
Outside

To rear there is an enclosed rear garden with patio area to gated private garden made up of lawn and shrub sections.


Ground Floor




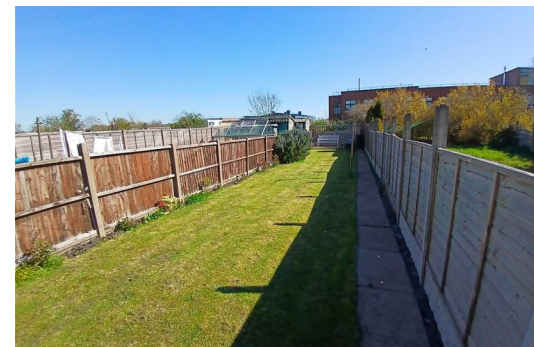
First Floor



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		



WWW.POINTONS-GROUP.COM

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

