



**Ashington Road, Bedworth
CV12 0LZ**

Offers Over £220,000

Freehold - Nuneaton & Bedworth Band: B - EPC: C

* NO UPWARD CHAIN - OPEN TO NEAREST OFFER * Pointons Estate Agents are pleased to offer for sale this charming two bedroom semi detached bungalow on Ashington Road, Bedworth, situated in a sought after location, with gas central heating and double glazing throughout. In brief the bungalow comprises of an entrance hall, living room, fitted kitchen with integrated appliances, two double bedrooms and a shower room, To front is a block paved driveway for plenty of vehicles, a detached garage and enclosed non over looked garden to rear. This property must be viewed, is offered with no upward chain and viewing are strictly via the agent.



Entrance Hall

With doors off to various rooms and storage cupboard.

Living Room

16'5" x 10'2" (5.00m x 3.10m)

With double glazed boxed window to front and fireplace.

Kitchen

8'6" x 7'10" (2.60m x 2.40m)

With double glazed window to front, matching cupboard and worktop space, stainless steel sink and drainer unit, integrated appliances and space/plumbing for washing machine and tumble dryer.

Bedroom

13'9" x 8'6" (4.20m x 2.60m)

With double glazed window and door to rear and fitted wardrobes and units.

Bedroom

11'2" x 9'6" (3.40m x 2.90m)

With double glazed window and door to rear.

Shower Room

5'3" x 6'7" (1.60m x 2.00m)

With shower cubicle, low level WC, hand wash basin, heated towel rail and obscure double glazed window to side.

Outside

To the front of the property is a block paved driveway for numerous vehicles, outside tap to side, side gated access to the rear made up of patio and shrub sections.

Garage

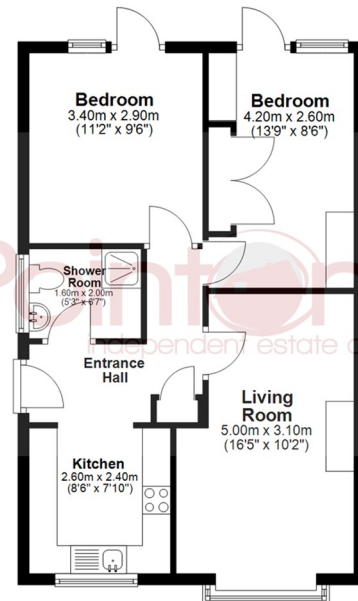
17'1" x 8'2" (5.20m x 2.50m)

With up and over door with power and lighting.

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



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		72	80
		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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