



**Arden Road, Bedworth  
Warwickshire CV12 9JJ  
O.I.R.O £250,000**

Pointons are pleased to offer for sale "The Old Post Office", A centrally heated and double glazed traditional Victorian terrace with a wealth of original features, this well presented and well planned property must be viewed to appreciate what's on offer. Set out over three floors the accommodation briefly comprises of: Reception Hall, Living Room, Dining Room, Bespoke Kitchen, Rear Vestibule and Bathroom. Stairs to the first floor offering Three Bedrooms and WC. The second floor provides a Loft Room currently used as a Master Bedroom. Being set back from the road, the property has the benefit of a small fore garden and rear courtyard. Viewing is essential.



#### Reception Hall

Having composite front door to outside, central heating radiator, under stair storage space and door to ground floor living area:

#### Dining Room

15'5" x 11'6" (4.70m x 3.51m)

Having a central heating radiator, double glazed window to the front aspect, tiled flooring, exposed brick chimney breast housing a traditional cast iron fireplace, tiled flooring and opening to:

#### Living Room

14' x 13'6" (4.27m x 4.09m)

Having restored real wood varnished flooring, exposed treated brick chimney breast, opening through to:

#### Bespoke Kitchen

11'10" x 10'9" (3.61m x 3.28m)

Being a mix of contemporary and character this stunning kitchen offers a range of wall and base mounted units, solid wood worktops over, space for range style cooker with tiled splash back, island housing double Belfast sink, space/plumbing for a washing machine, Victorian style central heating radiator, recessed ceiling spotlights and exit door to rear garden and opening through to rear vestibule.

#### Rear Vestibule

Having slate flooring and "Velux" window, door of which leads:

#### Bathroom

Having a white suite comprising of a roll top corner bath with fitted shower unit above, pedestal wash hand basin and low level WC. Tiled splash backs to wet areas, ceramic tiled floor, full height vertical central heating radiator and double glazed frosted flush window.

#### Landing

Stairs to the first floor landing having central heating radiator, stairs to second floor and doors off which leads:

#### Bedroom 1

12'7" x 11'3" (3.84m x 3.43m)

Having central heating radiator and double glazed flush window.

#### Bedroom 2

13'3" x 9'8" (4.04m x 2.95m)

Having central heating radiator and double glazed flush window overlooking the rear courtyard.

#### Bedroom 3

9'1" x 6'3" (2.77m x 1.91m)

Having central heating radiator and double glazed flush window overlooking the rear courtyard.

#### WC

Having a white suite comprising of wash hand basin and low level WC. Double glazed flush window.

#### Loft Room

15'5" x 12'11" (4.70m x 3.94m)

A great room offering various uses, currently used as the Master Bedroom, having beamed vaulted ceiling, wood flooring, "Velux" windows, exposed chimney brick work and central heating radiator.

#### Outside

Gardens to the front and rear, the rear being a block paved courtyard with boundary fencing and trades entrance.

#### General

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.

#### COVID 19

In line with government guidelines any interested party should follow the necessary steps:

To have viewed the property by virtual tour from [pointons-group.com](http://pointons-group.com) website.

To ensure maximum safety be in a position to proceed to purchase this property prior to arranging an internal inspection - any marketing of your own property we will be happy to discuss. Our website also has instant valuation tool for your convenience.

Maximum of TWO adults will be allowed to view the property, as long as they have face masks and have sanitized their hands.

Not to touch anything in the property - all doors will be opened and lights must remain on.

NO children will be able to attend

Our aim is keep our clients safe during this difficult time.



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency. Plan produced using PlanUp.



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