

# CASTLE ESTATES

1982

**A WELL PRESENTED THREE BEDROOMED END TERRACE PROPERTY WITH  
SIZEABLE REAR GARDEN SITUATED IN A POPULAR AND CONVENIENT  
RESIDENTIAL LOCATION**



**47 KNIGHTSBRIDGE AVENUE  
BEDWORTH CV12 8DL**

**Offers Over £210,000**

- Entrance Hall
- Good Sized Kitchen
- Three Bedrooms
- Good Sized & Well Tended Private Garden
- Spacious Lounge/Dining Area
- Ground Floor Family Bathroom
- Off Road Parking
- VIEWING ESSENTIAL



112 Castle Street, Hinckley, Leicestershire. LE10 1DD

info@castles-online.co.uk - 01455 617997

www.castles-online.co.uk



**\*\* VIEWING ESSENTIAL \*\*** A well presented traditional end terrace property with off road parking and a good sized private rear garden situated in a popular and convenient residential location.

The accommodation enjoys hall, spacious lounge/dining room, well fitted kitchen and a ground floor family bathroom. To the first floor there are three good sized bedrooms.

### **COUNCIL TAX BAND & TENURE**

Nuneaton and Bedworth Council - Band B (Freehold).

### **ENTRANCE HALL**

3'8" x 2'11" (1.14m x 0.89m )

having composite front door and staircase to First Floor Landing.

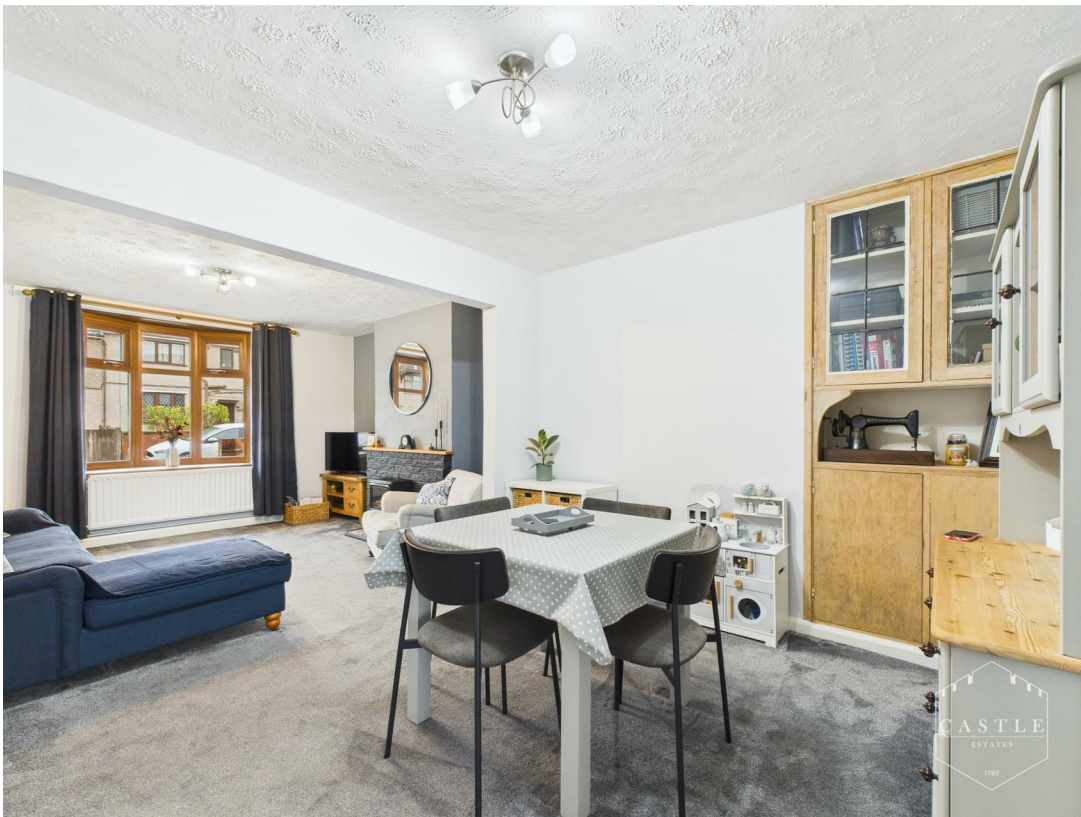
### **LOUNGE/DINING ROOM**

22'6" x 13'2" (6.88m x 4.02m )

LOUNGE AREA having upvc double glazed bow window to front, feature fireplace, tv aerial point, central heating radiator and square archway opening through to DINING AREA having central heating radiator and under stairs storage cupboard.







## KITCHEN

10'6" x 9'8" (3.22m x 2.97m )

having range of fitted base units, drawers and wall cupboards, contrasting work surfaces and ceramic tiled splashbacks, inset sink with mixer tap, space for cooker, space and plumbing for washing machine, space for fridge and freezer, quarry tiled flooring, central heating radiator, double glazed window to rear and single glazed door to side.



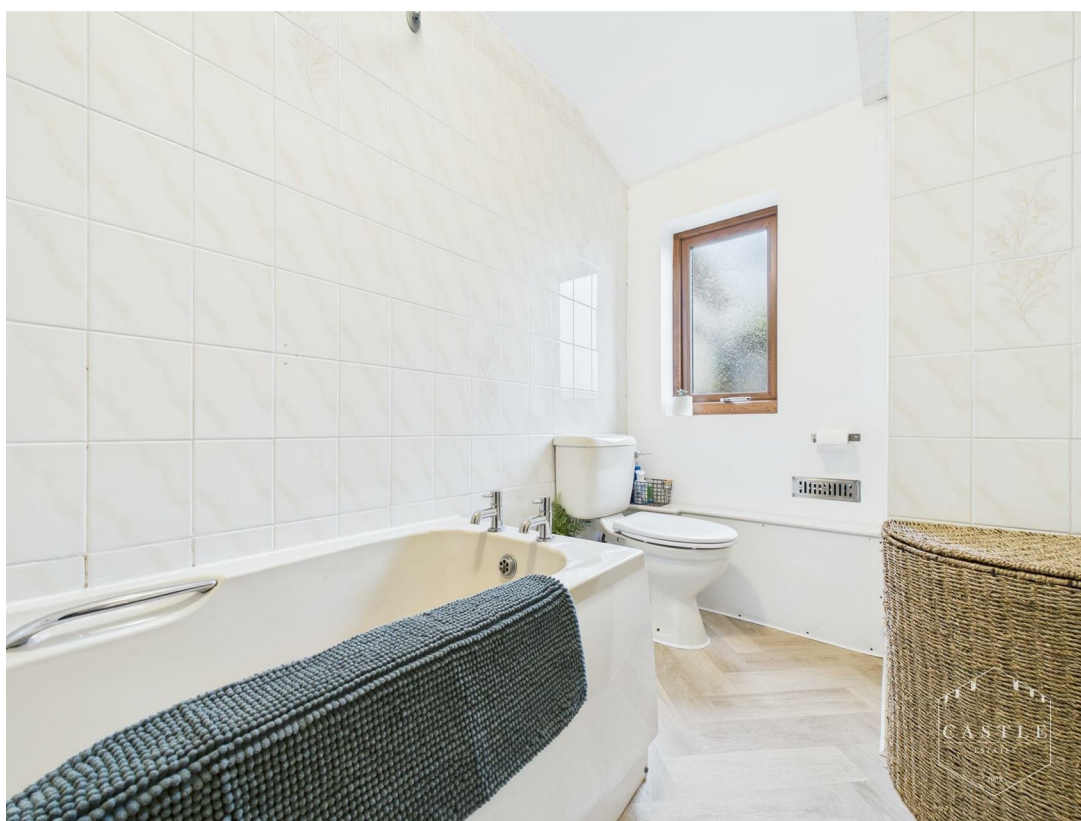




## FAMILY BATHROOM

9'4" x 4'11" (2.85m x 1.52m )

having panelled bath with shower over, rail and curtain, pedestal wash hand basin, low level w.c., central heating radiator, ceramic tiled splashbacks and upvc double glazed window with obscure glass.





### FIRST FLOOR LANDING

having upvc double glazed side window and access to the roof space.

### BEDROOM ONE

16'2" x 10'7" (4.93m x 3.25m )

having upvc double glazed window to front, original feature fireplace, picture rail and central heating radiator.







## BEDROOM TWO

11'5" x 8'0" (3.50m x 2.44m )

having upvc double glazed window to rear, central heating radiator and picture rail.





### BEDROOM THREE

8'5" x 7'11" (2.58m x 2.42m )

having upvc double glazed window to rear, picture rail and central heating radiator.





## OUTSIDE

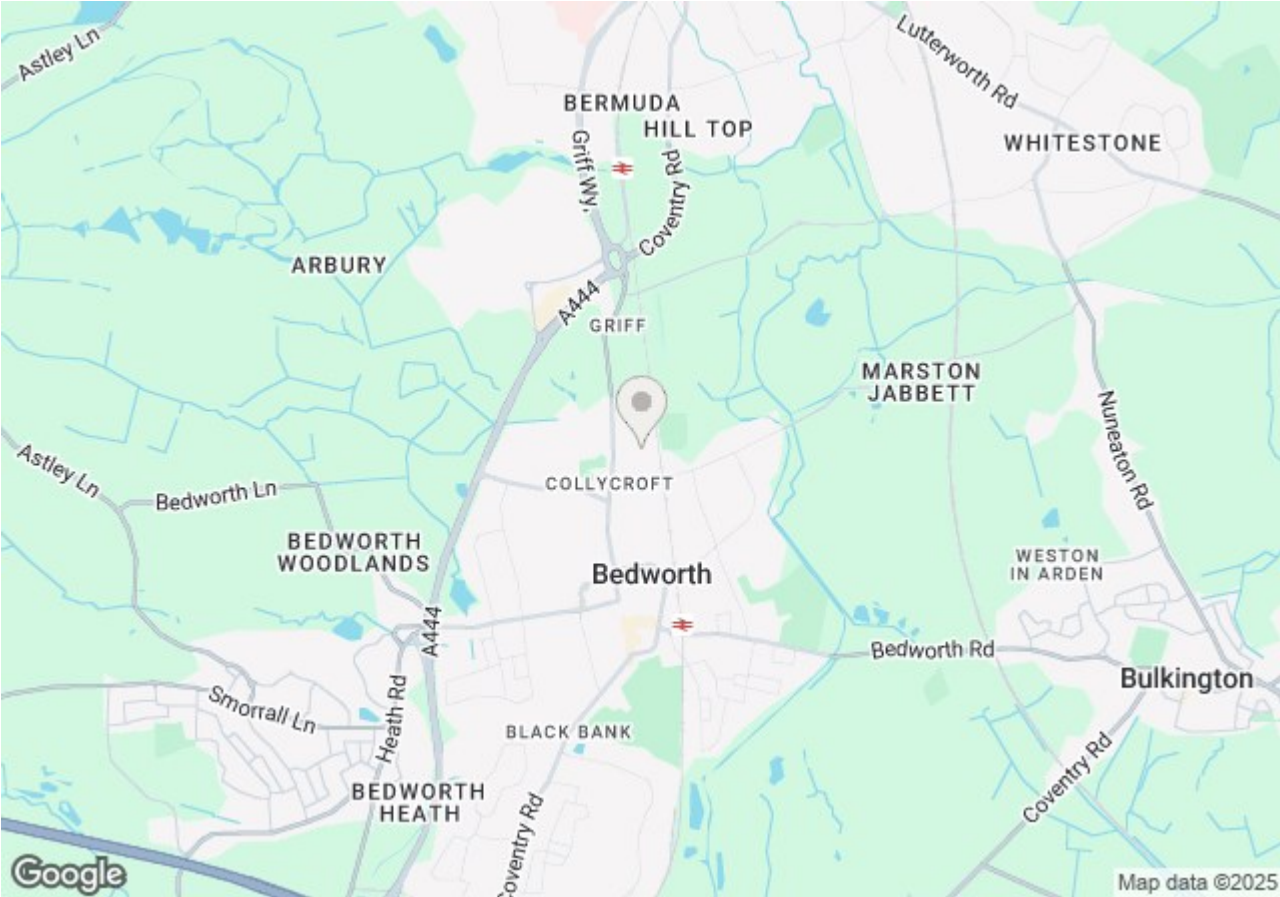
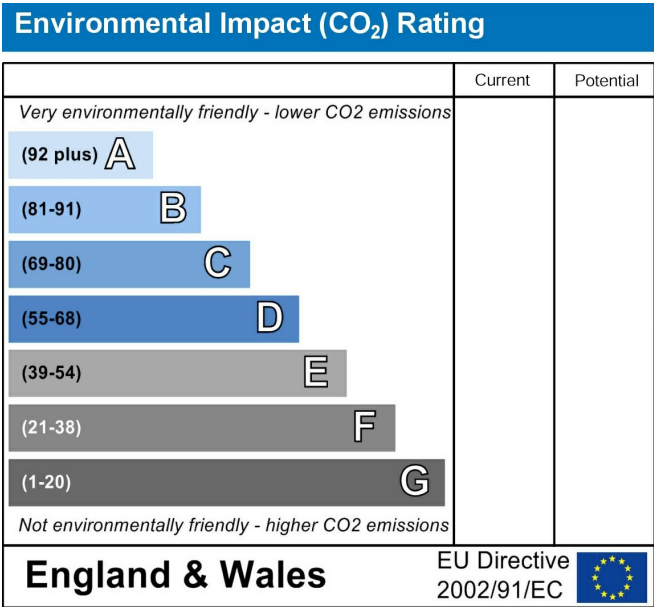
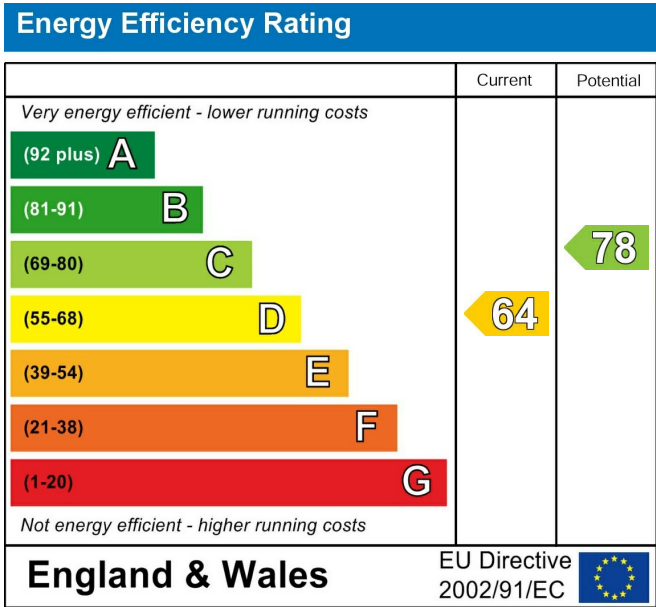
Direct vehicular access to a block paved driveway. Pedestrian access to a fully enclosed, private and good sized rear garden with patio area, lawn, flower borders and well fenced boundaries.

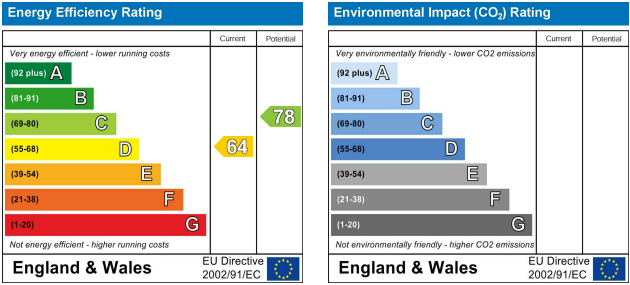




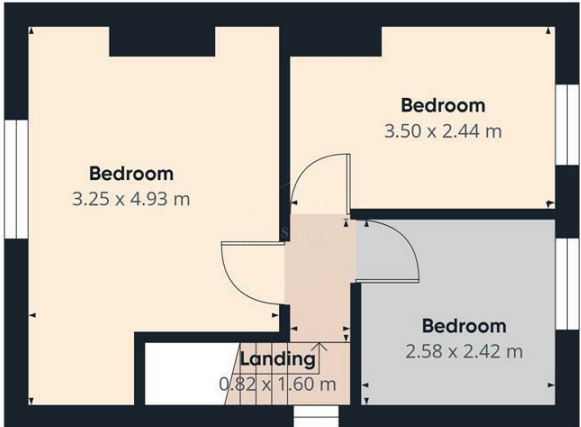








Floor 0



Floor 1

Approximate total area<sup>(1)</sup>  
75.7 m<sup>2</sup>

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE 360



## PLEASE NOTE

These particulars are produced in good faith as a general guide only and do not constitute any part of a contract. Intending purchasers should make their own inspection and enquiries in order to satisfy themselves of their authenticity and no responsibility is accepted for any errors or omissions herein. No person in the employment of Castle Estates has any authority to make any representation or warranty in relation to this property.

## FIXTURES AND FITTINGS

Specifically excluded unless mentioned in these details but may be available by separate negotiation if required. Telephones and points (where fitted) are subject to the service providers regulations.

## OFFER PROCEDURE

As we have an obligation to our Vendor Client to ensure that any offers made for this property can be substantiated one of our financial services representatives will contact you to qualify your offer.

## ADDITIONAL NOTES

Whilst we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you please contact the office and we will be please to check the information for you. The agent has not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order. The buyer is advised to obtain verification from the solicitor or surveyor. All measurements quoted are approximate and are for guidance purposes only. Purchasers are advised to check all measurements critical to requirements.

## BUSINESS HOURS

Monday to Friday 9.00 am till 5.30 pm & Saturday 9.00 am to 13.00 pm

---