



**Nuneaton Road, Bedworth, CV12 9QL**

**SHELDON  
BOSLEY  
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# Property Description

This well presented semi detached house offers spacious accommodation throughout which in brief comprises entrance porch which provides access to the entrance hall having a staircase to the first floor. The lounge has a understairs cupboard and PVCu double glazed bay window to the front elevation. The spacious dining kitchen has a range of modern shaker style units with Range Master gas range cooker and the dining area has PVCu double glazed French doors leading to the PVCu double glazed conservatory with double glazed rear door and also has plumbing for a washing machine and a tumble dryer.

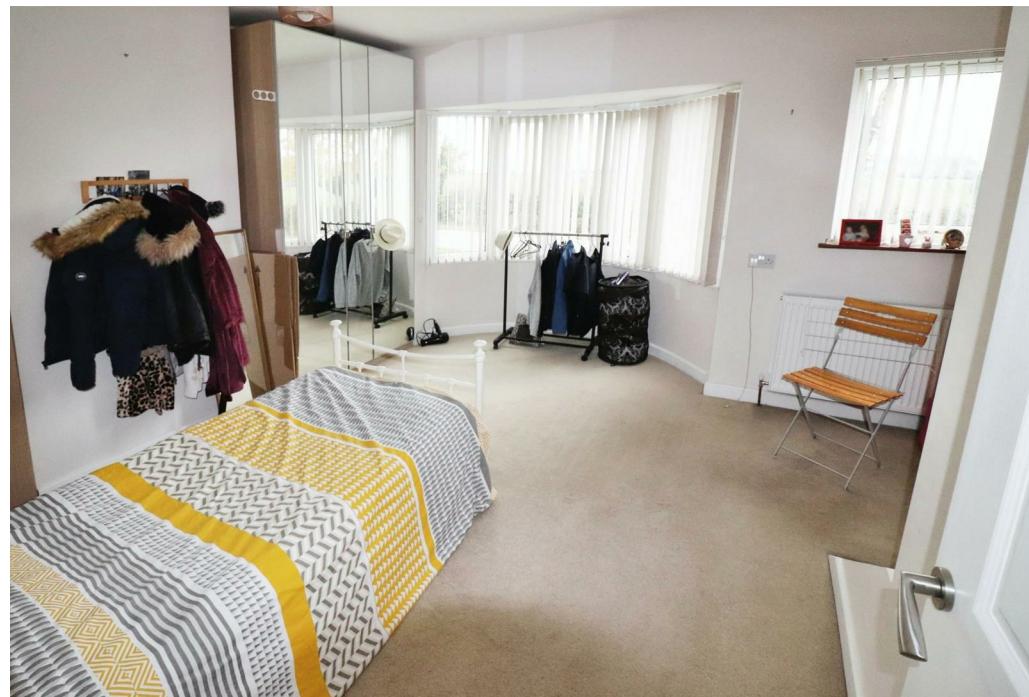
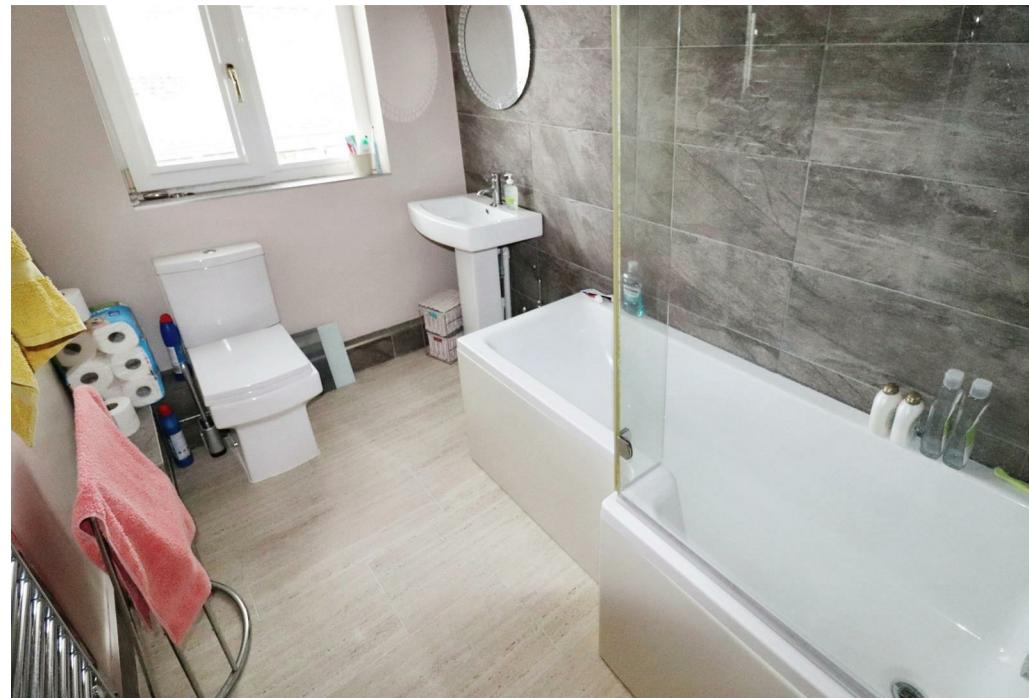
The first floor landing provides access to the loft space and leads to the two bedrooms and bathroom.

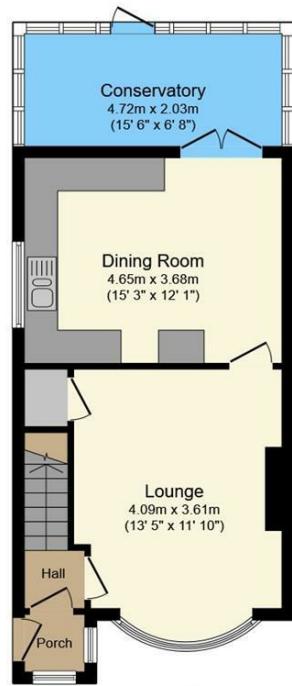
The bathroom has a modern white coloured suite comprising a panelled bath with shower unit above and screen, pedestal hand wash basin and a low level W.C. The property also benefits from gas central heating with a Vaillant combination boiler and PVCu double glazing.

Outside the front garden is laid to lawn with a paved parking area for a vehicle and overlooks fields to the front elevation. The enclosed rear garden is laid mainly to lawn with a paved patio area and a brick built store.

Internal viewing is highly recommended to fully appreciate the accommodation which is also being offered for sale with no upward chain.

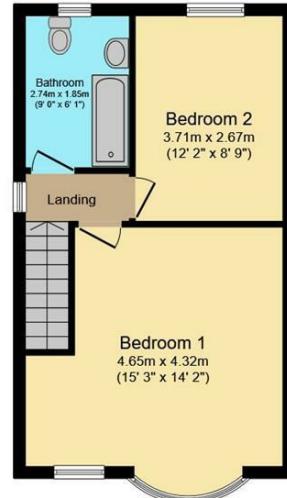






**Ground Floor**

Floor area 50.5 m<sup>2</sup> (544 sq.ft.)



**First Floor**

Floor area 38.6 m<sup>2</sup> (415 sq.ft.)

**TOTAL: 89.1 m<sup>2</sup> (959 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

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All fixtures and fittings mentioned in these particulars are included in the sale, all others in the property are specifically excluded. Photographs are reproduced for general information and it must not be inferred that any item is included for sale with the property. These particulars are thought to be materially correct. Their accuracy is not guaranteed and they do not form part of any contract.

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## Key Features

- Spacious Semi Detached House
- Lounge With Double Glazed Bay Window
- Spacious Dining Kitchen
- Conservatory to Rear
- Two Bedrooms
- Modern Bathroom Suite
- GFCH & PVCu Double Glazing
- Frontage & Off Road Parking
- Enclosed Rear Garden
- No Upward Chain

**£250,000**

EPC Rating - D

Tenure - Freehold

Council Tax Band - B

Local Authority -