



58 Leicester Road, Bedworth, CV12 8AG

£185,000





# 58 Leicester Road, Bedworth CV12 8AG

\*\*\*CHARACTER PROPERTY\*\*\* TRADITIONAL 3 BEDROOM TERRACE with all Double Bedrooms and 2 w/c's. Lovingly maintained and tastefully decorated set in in Bedworth, CV12; within walking distance of the Town Centre, TRAIN Station, road/transport links to A444, M6, Coventry, Birmingham etc \*\*\*NO CHAIN\*\*\*



Council Tax Band: B



\*\*\*NEW LISTING\*\*\*FREEHOLD\*\*\*CHARACTER PROPERTY\*\*\*THREE DOUBLE BEDROOMS\*\*\*DOWNSTAIRS BATHROOM & UPSTAIRS W/C\*\*\*NO CHAIN\*\*\*

A spacious and well presented THREE BEDROOM MID TERRACE set in Bedworth, CV12; within walking distance of Bedworth TOWN Centre, TRAIN Station, road/transport links to A444, M6, Coventry, Birmingham etc, an array of Local schools, shops, The RICOH Arena and plenty More....

Befitting for a couple or family, specification includes two reception rooms, kitchen, uPVC lean to, downstairs bathroom with shower, three double bedrooms, spacious first floor w/c/dressing room and finally an inviting rear garden with patio, lawn and a variety of mature trees. The property also benefits from gas central heating and double glazing.

Current Dimensions (to widest point):

Lounge: 12' x 11'11"

Dining Room: 12'2" x 11'11"

Kitchen: 13'3" x 6'7"

Bathroom: 6'7" x 5'8"

Bedroom 1: 15'8" x 12'2"

Bedroom 2: 12'9" x 12'

Bedroom 3: 11'7" x 10'5"

Tenure:

- Freehold
- No Chain

Certification:

- Gas safety certificate (Exp: TBC)

- Electrical Installation Condition Report - EICR (Exp TBC)

Note:

- Council Tax Band: B

\*\*\*FOR MORE INFORMATION & SHOWING\*\*\*

Contact: Ben Herbert at MAISON Estates

1) Disclaimer for virtual showings:

If you make an offer based solely on a virtual showing then MAISON Estates Ltd will not accept any liability for errors in the information supplied, including but not limited to, dimensions, video and images. Should you submit an 'offer to purchase' a property then you accept that any representations made in relation to the property are based on virtual information provided by the Vendor only. MAISON Estates Ltd is not responsible for this information or its accuracy. You are advised to make further enquiries if in any doubt before confirming your offer or completion of sale.

2) Buyers are recommended to undertake a survey and check catchment areas for schooling. Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and whilst care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck them.

Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise, nor that any services, appliances, equipment or facilities are in good working order.

The photographs and video recordings depict certain parts of the property.



Buyers should not assume that any contents are included in the sale and that the property remains in the condition as photographed.

#### MONEY LAUNDERING REGULATIONS 2003

Potential buyers will be asked to supply formal identification once an 'offer to purchase' has been agreed.

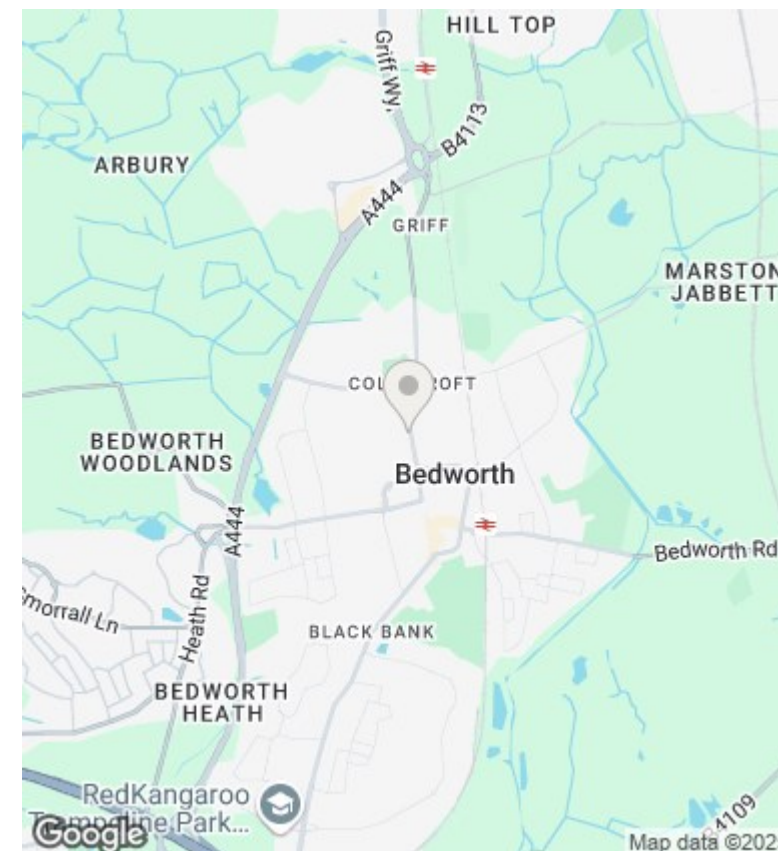
Please consult Maison Estates for further information.











## Directions

## Viewings

Viewings by arrangement only. Call 024 7667 5288 to make an appointment.

## Council Tax Band

B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		74
(55-68) <b>D</b>		
(39-54) <b>E</b>	42	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
EU Directive 2002/91/EC		
England & Wales		