



HR ESTATE AGENTS

3 Bedrooms

House - Mid Terrace

£180,000

Located in

Bedworth





# Heath Road

## Bedworth | CV12 0BN



James Whalley is delighted to present this three-bedroom terraced home, benefiting from two bathrooms and offered to the market with no onward chain.

Upon entering, you are welcomed into a bright front reception room featuring high ceilings and a large front window, creating a spacious and airy feel. This leads through to a second reception room, ideal for use as a dining area or additional living space.

To the rear is a fitted kitchen, followed by a good-sized ground-floor bathroom.

Upstairs, the property offers two double bedrooms and a single bedroom, with the single room further enhanced by its own en-suite shower room.

Externally, the home benefits from a rear garden and off-road parking to the front.

The property also benefits from external wall insulation, contributing to an impressive EPC rating of C.

Located close to Bedworth Heath Nursery School and St Michael's Church of England Academy, the home also offers excellent transport links via the A444 and M6, a convenient bus routes nearby and just 1.6 miles from Bedworth Train Station.— ideal for commuters.

Call now to arrange your viewing.

# Heath Road

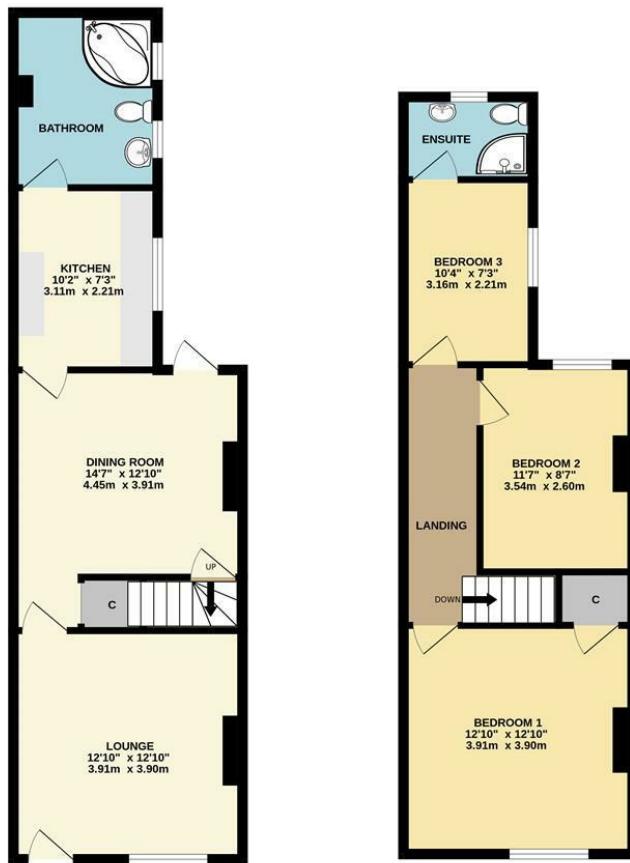
£180,000 Freehold



- No Chain
- Two Bathrooms
- Front Driveway
- Same Owner Since 2007
- Close to M6 , A444 & Bedworth Train Station
- Three Bedrooms
- EPC C Rating
- External Insulation
- Schools Nearby & Local Amenities
- Two Reception Rooms

GROUND FLOOR  
505 sq.ft. (46.9 sq.m.) approx.

1ST FLOOR  
455 sq.ft. (42.2 sq.m.) approx.



TOTAL FLOOR AREA: 960 sq.ft. (89.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. 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 as to their operability or efficiency can be given.

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## Council Tax Band A

## Local Authority

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| Energy Efficiency Rating                                 |                            |           |
|--|----------------------------|-----------|
|  | Current                    | Potential |
| Very energy efficient - lower running costs<br>(92 plus) | A                          |           |
| (81-91)  | B                          |           |
| (69-80)  | C                          | 73        |
| (55-68)  | D                          | 80        |
| (39-54)  | E                          |           |
| (21-38)  | F                          |           |
| (1-20)   | G                          |           |
| Not energy efficient - higher running costs              |                            |           |
| England & Wales  | EU Directive<br>2002/91/EC |           |

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