



HR ESTATE AGENTS

2 Bedrooms

Bungalow - Detached

£260,000

Located in

Bedworth





St. James Gardens

Bedworth | CV12 9NT



James Whalley is delighted to present this recently refurbished two-bedroom detached bungalow, offered to the market with no onward chain.

Upon entering, you are welcomed into a hallway which leads to a newly fitted kitchen, finished with modern spotlights. The hallway continues through to a generously sized lounge, providing a comfortable and inviting living space. To the rear of the property is a newly installed door offering direct access to the rear garden, garage and parking space.

The bungalow further benefits from two well-proportioned double bedrooms and a newly fitted contemporary bathroom, all completed to a high standard.

Externally, the property offers both front and rear access, with the rear featuring a private garden, garage and allocated parking space.

Ideally located, the property enjoys convenient access to local amenities and excellent motorway links, making it both practical and well-connected.

This home is perfectly suited to those looking to downsize or buyers seeking a move-in ready property, with the added benefit of being fully detached.

Please refer to the bullet points for further details and additional features.

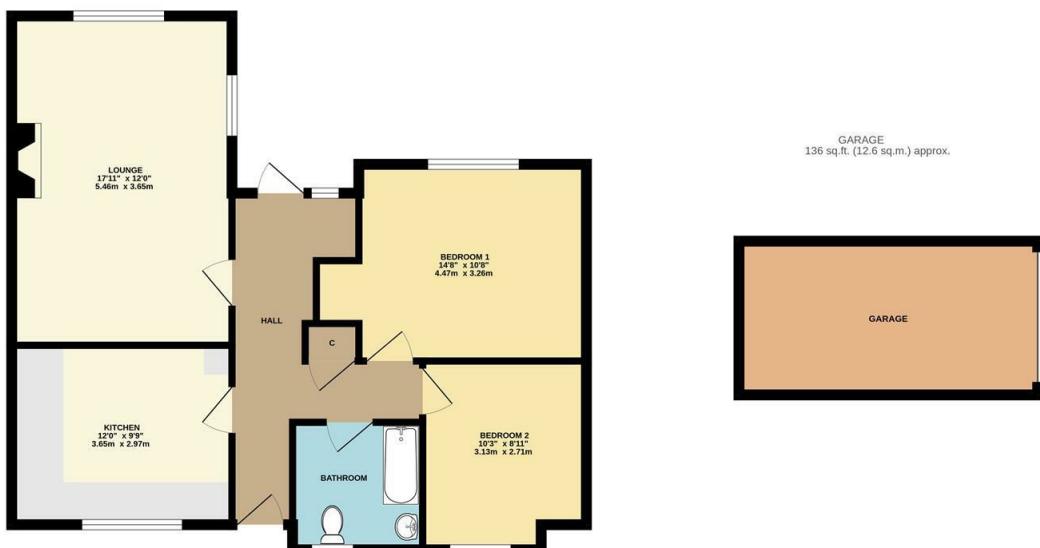
St. James Gardens

£260,000 Freehold



- Detached
- New Fuse Box
- New Fitted Kitchen
- Garage
- Bathroom Recently Refurbished
- No Chain
- Boiler Installed 2024
- New Rear Door
- Rear Parking Space
- Front & Rear Entrance

GROUND FLOOR
711 sq.ft. (66.1 sq.m.) approx.



GARAGE
136 sq.ft. (12.6 sq.m.) approx.

TOTAL FLOOR AREA : 847 sq.ft. (78.7 sq.m.) approx.
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 of equipment shown 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 D Local Authority

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus) A		
(81-91) B		
(69-80) C	71	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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