



HR ESTATE AGENTS

3 Bedrooms

House - Semi-Detached

Offers Over

£250,000

Located in

Bedworth





# Newtown Road

## Bedworth | CV12 8QN

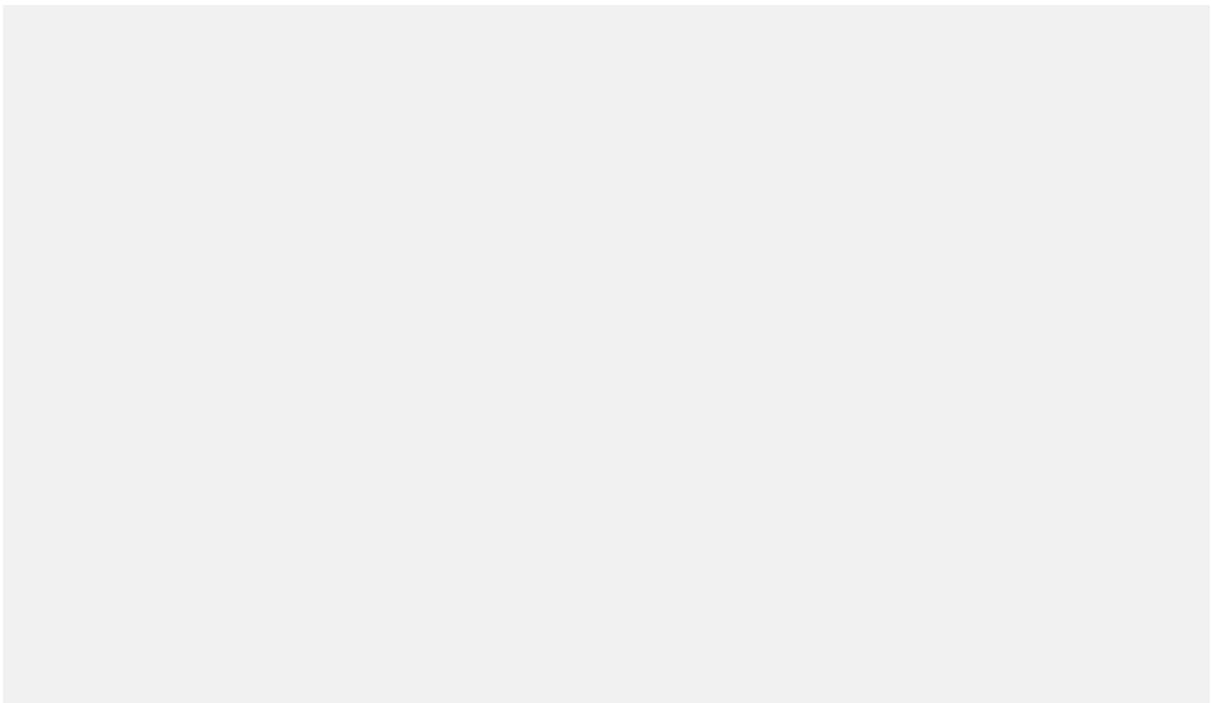


This impressive 3 bed semi-detached house is situated on a very generously sized plot with large driveway, very large garden and is offered with no upward chain. The home boasts lots of potential to further develop and turn into a wonderful home. The property is located in the popular well-connected semi-rural area of Bedworth close to both green spaces and local shops and amenities. The doubled bayed semi has doubled glazed windows and a gas combination boiler. The large though lounge looks over both the south facing rear garden and spacious driveway. The house would make a lovely family home.

The property is comprised; porch, entrance hallway, open plan lounge diner and kitchen to the ground floor. On the first floor there are three well proportion bedrooms, a bathroom and separate WC. To the exterior of the property there is a large driveway for multiple cars to the front and side car access to the impressive large rear garage with a single garage. A viewing is highly recommended

# Newtown Road

£250,000 Freehold



GROUND FLOOR  
464 sq.ft. (43.1 sq.m.) approx.

1ST FLOOR  
464 sq.ft. (43.1 sq.m.) approx.



TOTAL FLOOR AREA: 929 sq.ft. (86.3 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. Prospective buyers/tenants should not rely on these measurements and should be advised to recheck the measurements. 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

## 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		74
(69-80) C		
(55-68) D	55	
(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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Coventry  
CV3 4FJ

  
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