



## 7 ASTLEY LANE BEDWORTH, CV12 0LS

**£1,150 PCM**

Well presented modern three bedroom semi detached house in popular location with good access to local amenities. Un-furnished, the spacious accommodation briefly comprises; entrance hall, spacious L shaped lounge, fitted kitchen, cloaks/WC, three bedrooms and fitted family bathroom. Externally the property has enclosed garden and off road parking. Available early February, sorry no pets. Epc rating C, Council tax band B, Deposit £1300.00



## 7 ASTLEY LANE

- Three bedroom semi detached
- Well presented
- Fitted kitchen
- Cloaks/WC
- Double glazed
- Central heating
- Gardens
- Off road parking
- Available early February
- Strictly no pets or smokers



### Entance hall

With stairs to first floor

### Lounge

L shaped room with patio doors to garden

### Kitchen

Modern fitted kitchen, with integral hob and oven, space for washing machine and upright fridge freezer.

### Cloakroom/WC

### Bedroom One

With double glazed window and radiator

### Bedroom Two

With double glazed window and radiator

### Bedroom Three

Double glazed window and radiator

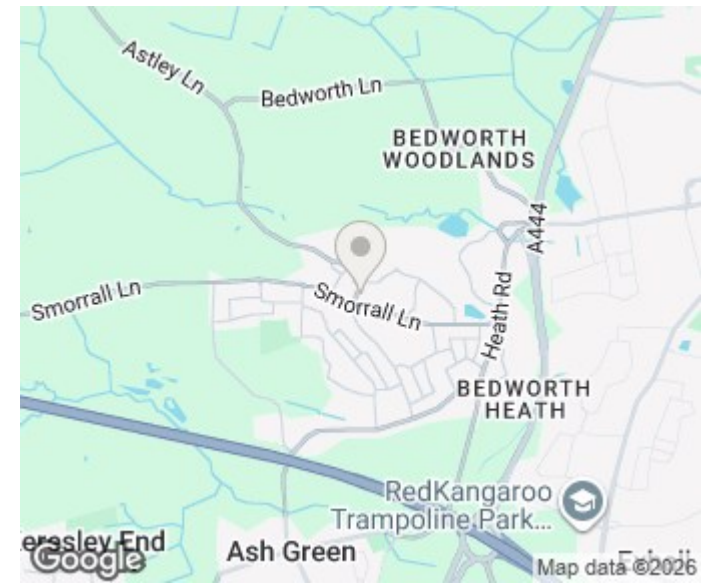
### Bathroom


White fitted suite with low level WC, wash basin and bath with shower.

### Externally

To the front is a small fore garden laid to lawn with path to double width driveway, giving off street parking and gated access to rear garden, which is laid mainly to lawn with paved patio area.

**7 ASTLEY LANE**



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>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

**EPC Rating:**      **Council Tax Band: B**

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

Hinckley  
Unit 1  
The Regent Lancaster Road  
Hinckley  
Leicestershire  
LE10 0AW

01455 886065  
lettings@davispartners.co.uk  
<https://davispartners.co.uk/>

