



BEDA ROAD





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, CF5 1LX - ASKING PRICE £375,000



3 bedroom(s)



1 bathroom(s)



1241.00 sq ft

A well presented mid terrace family home located in Canton. This well presented house comprises to the ground floor of an entrance hallway, living room, dining room, family room and modern fitted kitchen. Upstairs there is a landing, bathroom and three double bedrooms. The property benefits from a front forecourt and low maintenance rear garden.

PROPERTY SPECIALIST

Mr Julian Preston
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Senior valuer







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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 	

















HALLWAY

LIVING ROOM

4.09m x 3.53m (13'5" x 11'7")

DINING ROOM

3.51m x 3.05m (11'6" x 10)

FAMILY ROOM

4.22m x 3.15m (13'10" x 10'4")

KITCHEN

3.15m x 3.02m (10'4" x 9'11")

LANDING

BEDROOM ONE

4.80m x 4.09m (15'9" x 13'5")

BEDROOM TWO

3.43m x 3.02m (11'3" x 9'11")

BEDROOM THREE

3.15m x 3.02m (10'4" x 9'11")

BATHROOM

3.78m x 2.18m (12'5" x 7'2")



REAR GARDEN

A low maintenance rear garden with wooden fence, stone and brick walled boundaries. A raised wooden decked seating area to the rear and artificial grass.

TENURE

We have been advised by our seller client that the property is freehold but you should check this with your legal representative.

COUNCIL TAX

Band E

EPC RATING

E

Located on a popular road in Canton is this well presented mid terrace family home which is ready to move into. Internally it comprises of an entrance hallway which leads to three reception rooms to the ground floor as well as a modern fitted kitchen. Upstairs there are three good size double bedrooms as well as a decent size bathroom. There is a real mix of some traditional features with a modern feel. Externally there is a low maintenance rear garden with artificial grass and a raised wooden decked seating area.

Comments by Mr Julian Preston



Beda Rd, Canton, CRF

Main Building: Total Interior Area 1241.56 sq ft



Ground Floor



1st Floor



White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

www.jeffreyross.co.uk

Jeffrey Ross