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# For Sale

**Tel: 024 7635 7645**



**£260,000**

**33 Epsom Close, Bedworth CV12 8TE**



**E-mail:** [sales@keyestateagents.com](mailto:sales@keyestateagents.com)

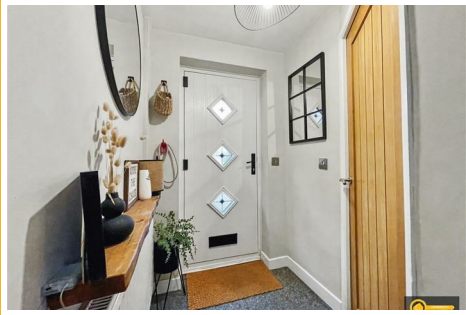
**KEY ESTATE AGENTS**

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# 33 Epsom Close

Bedworth CV12 8TE

£260,000



- Quiet and highly sought after cul-de-sac location
- Superbly presented and much improved throughout
- Stylish dining kitchen with integrated appliances
- Three well-proportioned bedrooms
- Council Tax- C

- Attractive corner plot offering excellent outdoor space
- Spacious lounge with feature bay window
- Generous conservatory with garden access
- Extensive block paved driveway with gated side access
- EPC- TBC

*Pleasantly situated in a quiet cul-de-sac location, this is a rare opportunity to acquire a superbly presented and much improved freehold semi-detached property occupying a generous corner plot within this popular residential vicinity. Ideally suited to discerning first time buyers or growing families, this impressive home really must be viewed internally to fully appreciate the deceptively spacious accommodation on offer.*

*The accommodation briefly comprises a canopy porch leading into a welcoming entrance hallway with staircase rising to the first floor. There is a comfortable lounge featuring a bay window, providing a bright and relaxing living space. To the rear is an impressive dining kitchen fitted with a comprehensive range of contemporary units and integrated appliances including a built-in double oven, ceramic hob, extractor fan and dishwasher. Sliding glazed doors open into a spacious conservatory, which in turn features French doors leading out to the patio area and rear garden ideal for entertaining.*

*To the first floor, the landing provides access to three good sized bedrooms and a refitted bathroom, complete with a modern three-piece suite.*

*Externally, the property boasts an extensive block paved driveway with gated vehicular access to the side, leading to a well maintained detached garage. This is a truly fantastic home, and early inspection is*

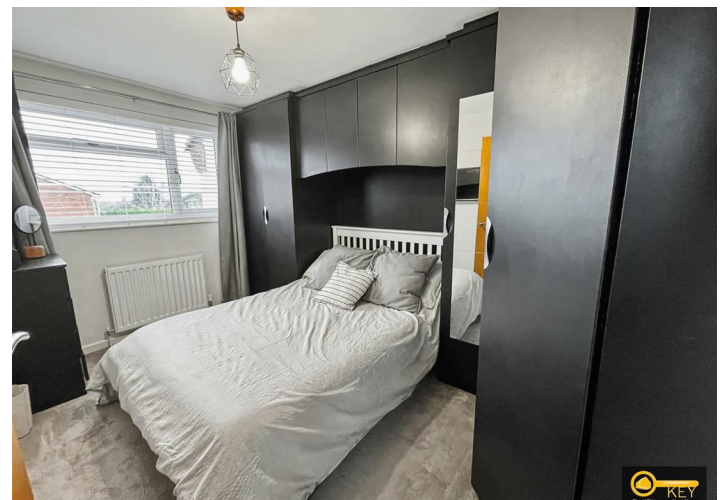
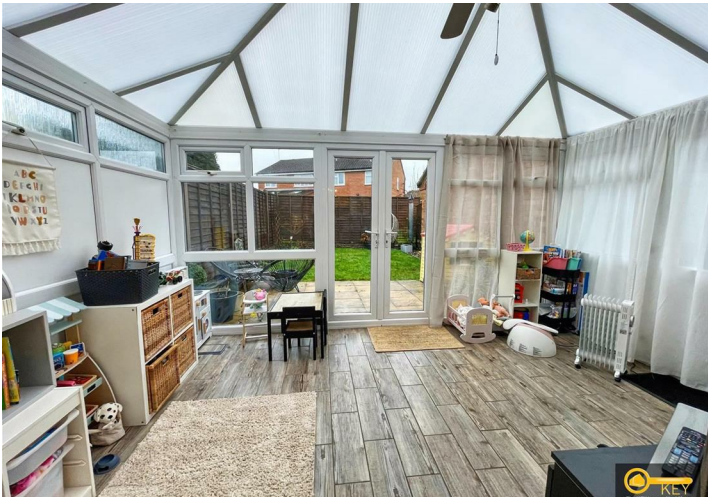
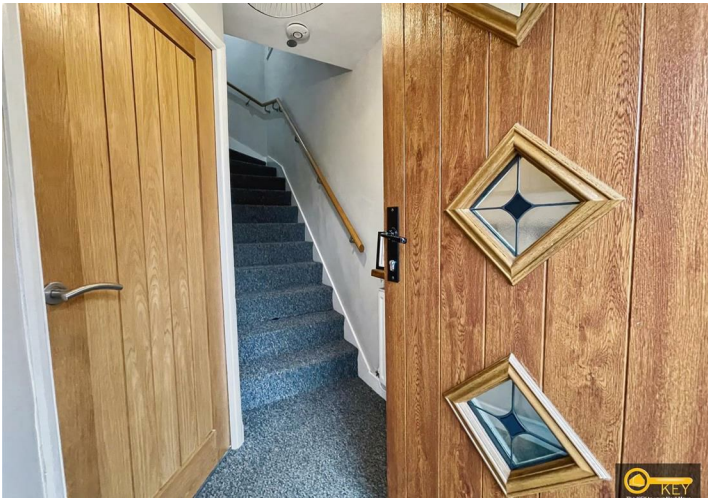
*highly recommended.*

**Council Tax- C**  
**EPC- TBC**

### **disclaimer**

*Agents Note: We have not tested any of the electric, gas or sanitary appliances. Buyers should make their own investigations as to the workings of the relevant items. Floor plans are for identification purposes only and not to scale. All room measurements in these sales details are approximate and are usually stated in respect to the furthest point in the room. Subjective comments in these details are the opinion of KEY Estate Agents at the time these details were prepared. These opinions may vary from your own. These sales details are produced in good faith to offer a guide only and do not constitute any part of a contract or offer. In respect to the tenure of the property, the information stated above is provided to us by the vendor and is taken in good faith, this, as well as other details relating to the title, should be confirmed prior to exchange of contracts by your solicitor. Photos, floorplans and videos used within these details are under copyright to KEY Estate Agent and under no circumstances are to be reproduced by a third party without prior permission.*







## Floor Plan

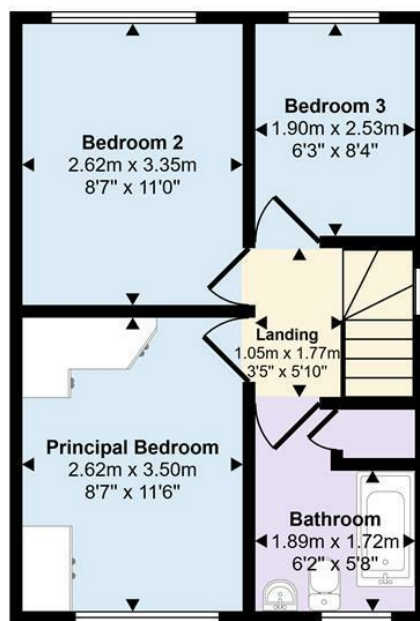
## Area Map

Approx Gross Internal Area  
89 sq m / 960 sq ft



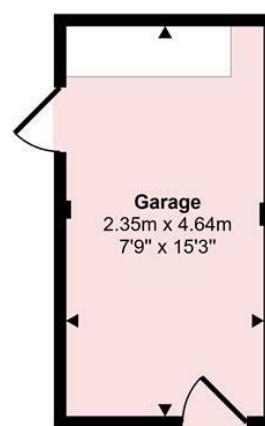
Ground Floor

Approx 46 sq m / 490 sq ft



First Floor

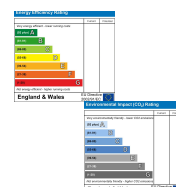
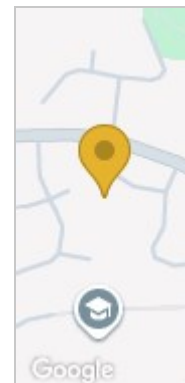
Approx 33 sq m / 352 sq ft



Outbuilding

Approx 11 sq m / 117 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.



## Energy Efficiency Graph

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