



THE KEY TO YOUR NEXT MOVE

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For Sale

Tel: 024 7635 7645



£160,000

38 Leicester Road, Collycroft, Bedworth CV12 8BU



E-mail: sales@keystateagents.com

KEY ESTATE AGENTS

Website: www.keystateagents.com

Public Notice - 38 Leicester Road, Bedworth

We are acting in the sale of the above property and have received an offer of £156,000. Any interested parties must submit any higher offers in writing to the selling agent before an exchange of contracts takes place. EPC E

A rare opportunity to purchase this substantial three bedroom, end of terrace property located on Leicester Road, Bedworth. In need of sprucing up, this property is the ideal project for all those looking to create a family home or an ideal rental property. The ground floor comprises of two spacious reception rooms, a fitted kitchen with bifold doors leading out to a good-sized garden. To the first floor are two great sized double bedrooms and a family bathroom. The second floor hosts a superb, light filled double aspect bedroom. Located within walking distance to Bedworth town centre, you have access to vast local amenities and transport links. Don't delay calling to get the opportunity to view the potential in this fantastic property.

EPC E

Council Tax Band B

Tenure: Freehold

Entrance



Enter via a part glazed UPVC door into a hallway leading to the two reception rooms.

Living Room 11'8" x 13'8" (3.57 x 4.17)



A good sized reception room with double windows to the front and feature fireplace.

Dining Room 11'8" x 15'1" (3.56 x 4.612)



A great sized reception room with rear aspect window and fireplace, leading to kitchen.

Kitchen 9'3" x 18'3" (2.83 x 5.58)



Modern kitchen area with built in cupboard and drawer space. Space for usual appliances, Fridge/freezer, washing machine, dishwasher and cooker. Access to the garden via bi-fold doors and under stairs cupboard.

Bedroom One 15'4" x 14'0" (4.68 x 4.27)



Large double bedroom with three front aspect windows, letting in ample light.

Bedroom Two 9'0" x 15'1" (2.75 x 4.61)



Bright double bedroom with plenty of space and window overlooking rear aspect.

Bedroom Three 15'2" x 23'6" (4.63 x 7.18)



Generously sized bedroom on the second floor benefitting from double aspect views.

Bathroom 8'7" x 10'9" (2.64 x 3.3)



Modern bathroom suite with bath, shower cubicle, vanity unit and toilet.

Garden



Good sized garden to the rear.

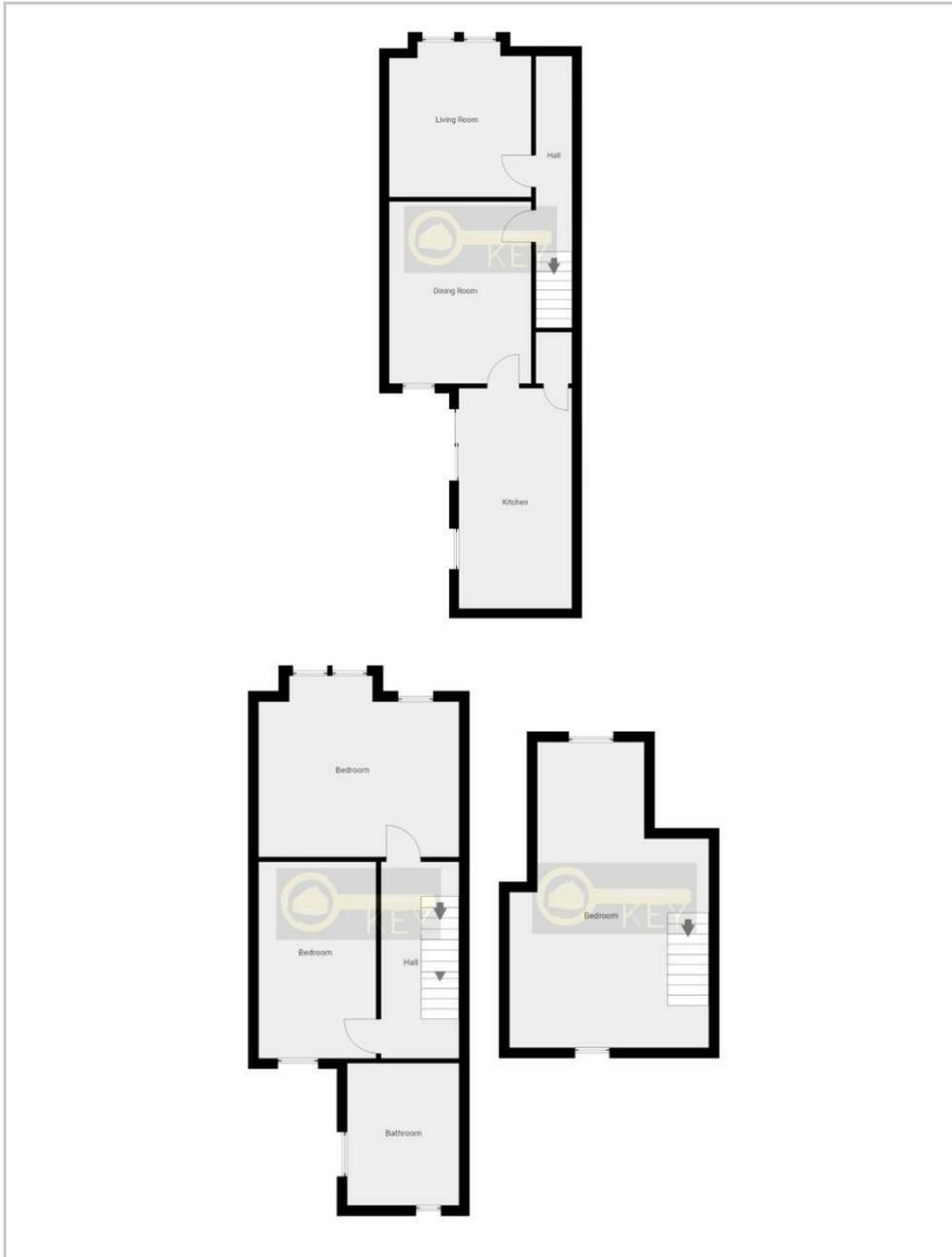
Rental Yield

£995

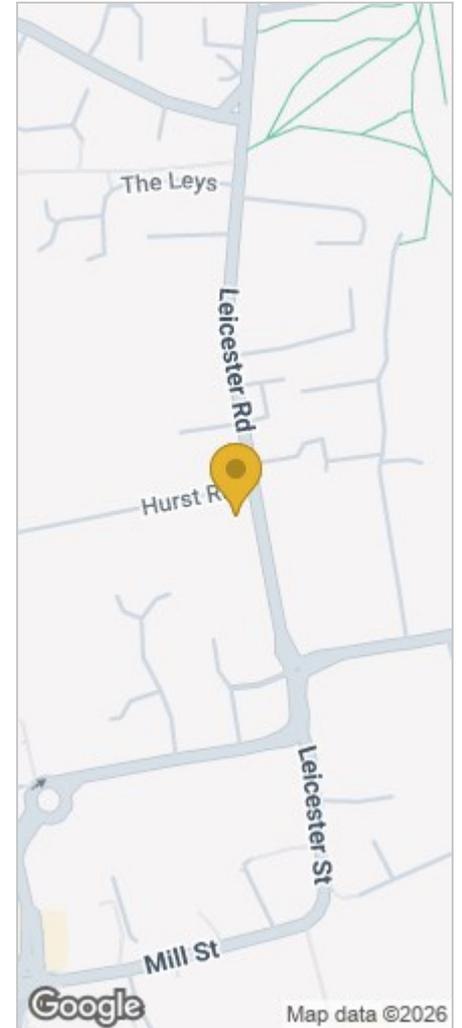
Agents Notes

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.

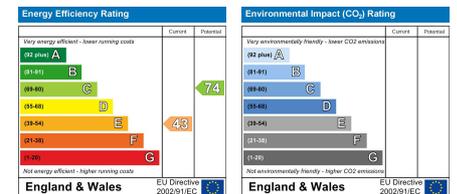
Floor Plan



Area Map



Energy Efficiency Graph



HAVE YOU GOT A PROPERTY TO SELL OR LET?

KEY Estate Agents offer a complete and professional service to Home Owners and Landlords throughout the **Nuneaton, Bedworth** and **Hinckley** and surrounding villages.

If you are thinking of selling or letting your home we would be delighted to offer you a **Free Valuation** with **No Obligation** whatsoever.

Please call us today for details on all of our services, along with information about our competitive fee structure.

KEY Estate Agents

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These particulars do not constitute an offer contract and have been prepared for guidance only, and must not be relied upon as statement of fact.

Area measurements or distances are given as guidance only and are not precise. Boundaries are subject to verification. Appliances and fittings have not been tested. Floor plans are not drawn to scale. The inclusion of any fixtures and fittings are subject to the vendor's confirmation, subject to contract. Internal photographs may well show furnishings, fixtures and fittings which are not included in the sale.



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