



**Barbridge Road, Bedworth
CV12 9PD
Asking Price £280,000**

Nestled on Barbridge Road in the charming village of Bulkington, this delightful semi-detached house offers a perfect blend of comfort and convenience. Built in 1963, the property boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. The well-appointed kitchen is ideal for culinary enthusiasts, while the guest cloakroom adds an extra touch of practicality for family and guests alike.

The residence features three inviting bedrooms, each designed to create a peaceful retreat at the end of the day. The family bathroom is conveniently located to serve all bedrooms, ensuring ease of access for everyone in the household.

One of the standout features of this property is the generous parking space, accommodating up to four vehicles, which is a rare find in this area. This makes it an excellent choice for families or those who enjoy hosting visitors. The entrance hall welcomes you into the home, setting a warm and inviting tone. With no onward chain, this property is ready for you to move in and make it your own without delay.

Bulkington is a lovely village that offers a friendly community atmosphere, with local amenities and schools nearby.



Porch

Entrance via double glazed door with further door into:

Entrance Hall

Double glazed window to side, radiator, wooden laminate flooring, coving to textured ceiling, stairs to first floor landing, door to storage cupboard, sliding door to kitchen and further door to:

Cloakroom

Obscure double glazed window to side, fitted with two piece suite comprising, vanity wash unit with cupboard under, mixer tap and tiled splashback, low-level WC and extractor fan, wooden laminate flooring, textured ceiling.

Reception

12'6" x 10'0" (3.81m x 3.05m)

Living flame effect electric fire set in feature surround and hearth, double radiator, coving to textured ceiling, double glazed sliding patio door, opening into

Reception

13'11" x 11'8" (4.25m x 3.56m)

Double glazed bay window to front, radiator, coving to textured ceiling.

Kitchen/Breakfast Room

18'3" x 8'1" (5.57m x 2.47m)

Fitted with a matching range of base and eye level units, breakfast bar, 1+1/4 bowl stainless steel sink unit with single drainer, stainless steel mixer tap and tiled splashbacks, plumbing for washing machine, space for fridge/freezer and tumble dryer, electric fan assisted oven, electric hob with extractor hood over, built-in microwave, double glazed window to rear, two double glazed skylights, double radiator, wooden laminate flooring, sunken spotlights, double glazed door to side, double glazed French double doors to garden.

Landing

Double glazed window to side, access to loft space which metal retracting ladder being boarded and with lights, doors to:

Bedroom

14'0" x 11'7" (4.27m x 3.52m)

Double glazed bay window to front, fitted wardrobe with sliding doors, hanging rail and shelving, radiator, textured ceiling.

Bedroom

12'6" x 11'7" (3.82m x 3.52m)

Double glazed window to rear, fitted wardrobe with sliding doors, hanging rail and shelving, radiator, textured ceiling.

Bedroom

8'7" x 7'2" (2.61m x 2.18m)

Double glazed window to rear, radiator.

Bathroom

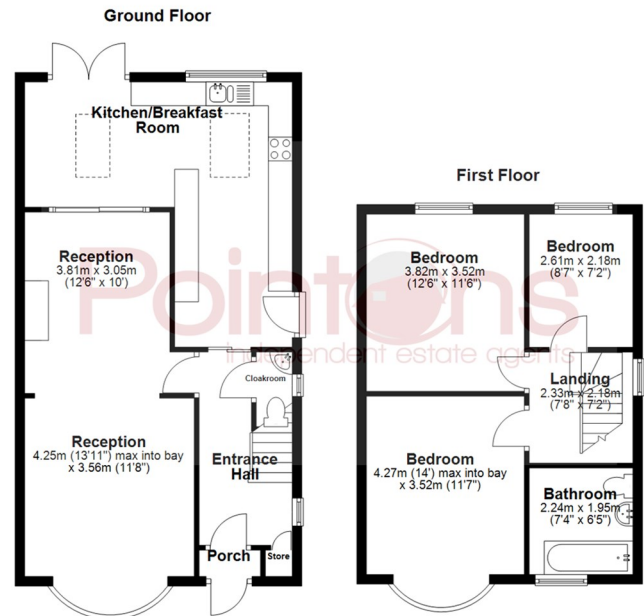
Three piece comprising panelled bath with shower over, vanity wash hand basin with cupboard under and low-level WC, pvc panelled walls, extractor fan, obscure double glazed window to front, radiator, coving to ceiling with sunken spotlights.

Outside

To the rear is an enclosed garden with paved patio areas, artificial lawn and tap, gated access leading to side with detached garage and providing parking. To the front is a garden with lawn and shrub borders with path leading to entrance.

General Information

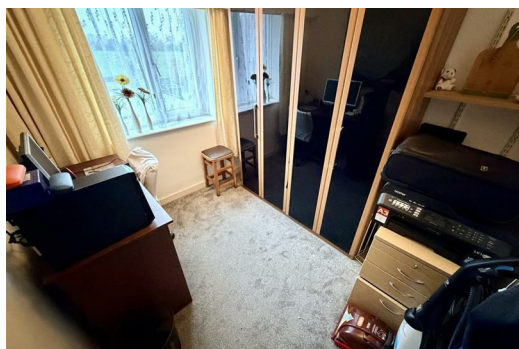
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band C and is payable to Nuneaton & Bedworth Borough Council.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	



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