



77 Keenan Drive, Bedworth, CV12 0EJ

Asking Price £175,000



**Three Bedroom Semi-Detached House
No Chain**

**In Need of Modernisation Throughout
Large Through Lounge Diner
Kitchen to Rear**

**Three Good Size Bedrooms
Shower Room with Separate WC
Front & Rear Gardens
Gas Central Heating & Double Glazing**

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Entrance

Double glazed door into:

Hallway

Storage cupboard, central heating radiator, stairs off to the first floor, door into through lounge diner:

Through Lounge Diner

6.2m (20' 4") x 3.2m (10' 6")

Central heating radiator, double glazed window to the front, electric fire, double glazed French doors onto the rear patio, doors to the kitchen:

Kitchen

2.7m (8' 10") x 3.1m (10' 2")

Ample wall and base units with work tops over, stainless steel sink unit, space for gas cooker, door into cupboard which has space for storage & a fridge/freezer, central heating radiator, double glazed window to the rear, double glazed door onto the rear patio.

Landing

All rooms off & access to the loft:

Bedroom One

3.5m (11' 6") x 3.2m (10' 6")

Central heating radiator and a double glazed window to the front.

Bedroom Two

3.5m (11' 6") x 2.6m (8' 6")

Central heating radiator and a double glazed window to the rear.

Bedroom Three

2.6m (8' 6") x 2.7m (8' 10")

Central heating radiator, over stairs storage cupboard and a UPVC Double glazed window to the front.



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Shower Room

1.5m (4' 11") x 1.7m (5' 7")

Hand wash basin with storage below, shower cubicle with electric shower, double glazed window to the rear.

Separate WC

1.7m (5' 7") x 0.8m (2' 7")

Low level WC and a double glazed window to the rear.

Rear

Outside storage, partly slabbed patio, partly laid to lawn, pedestrian side access, mature greenery to one side, wooden fencing to both sides & rear.

Front

Large frontage with a footpath leading to the front door & side access, wooden fence to one side, low brick wall to the other side & front.



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations.

(1) MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.

(2) These particulars do not constitute part or all of an offer or contract.

(3) The measurements indicated are supplied for guidance only and as such must be considered incorrect.

(4) Potential buyers are advised to recheck the measurements before committing to any expense.

(5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances.

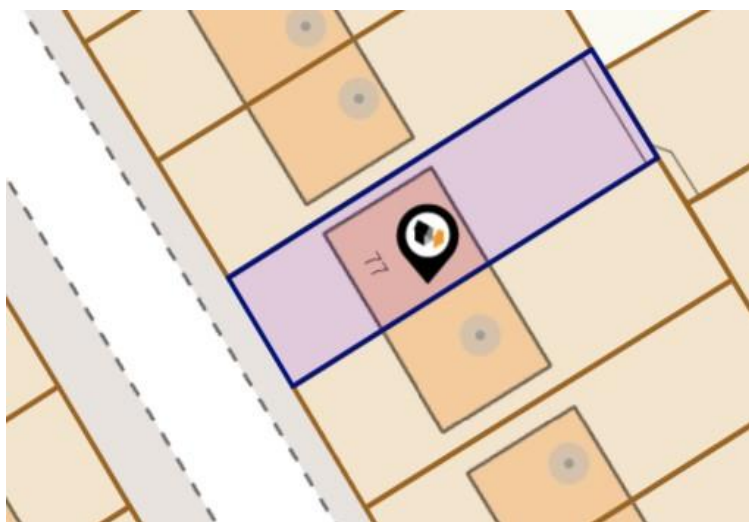
(6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

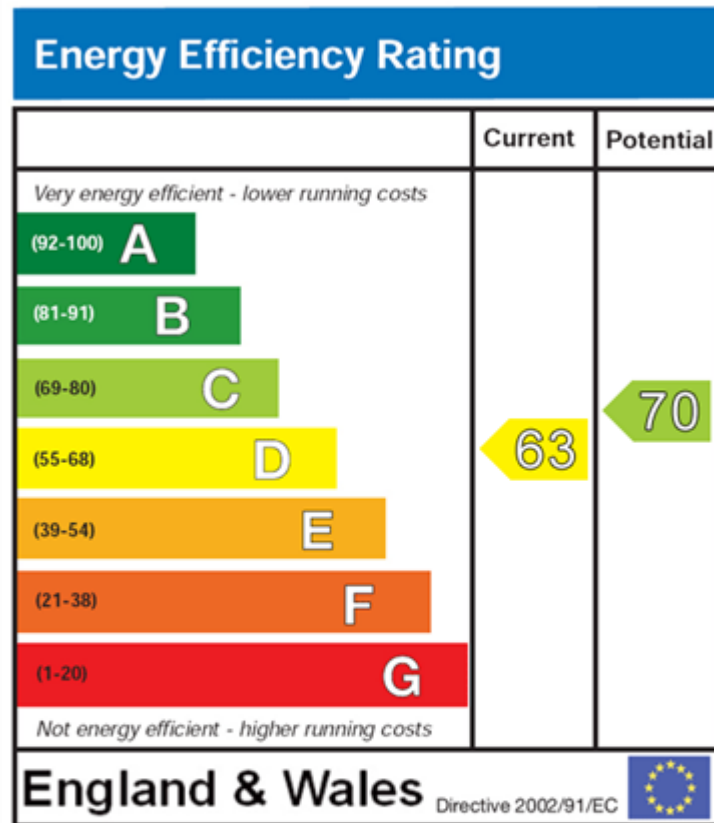
Tenure – Freehold

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



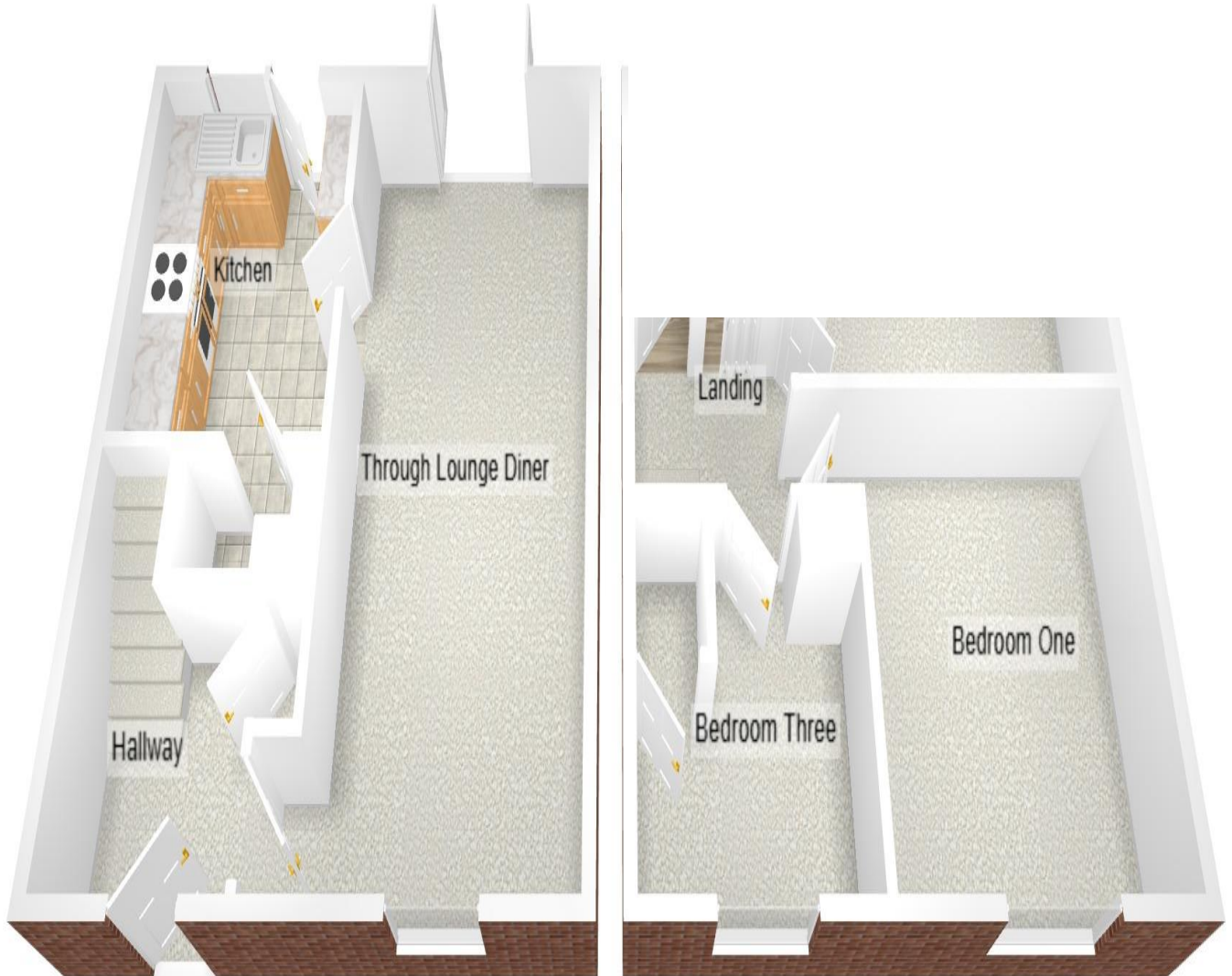
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.