



### 3 River Close | Bedworth | CV12 0BZ

\*\*\*THREE BEDROOM SEMI DETACHED\*\*\* QUIET CUL DE SAC LOCATION \*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\* In brief the property comprises; entrance hall, living room, opening into the dining room, kitchen, utility area, with cloakroom, three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, paved front drive, side access to single garage, and private rear garden. Freehold. EPC rating D. Council Tax Banding C.

### Asking Price Of £230,000

- Semi Detached No Onward Chain
- Three Bedrooms & Bathroom
- Living Room Into Dining Room
- Kitchen
- Utility Area & Cloakroom



## Property Description

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### THROUGH HALL

Having Amtico timber laminate floor finish, radiator, wood panelled feature to wall, panelled stairs with storage and meter cabinet below screened by a single door and pantry cupboard

### LOUNGE (RECEPTION)

12' 8" into bay window x 10' 9" (3.86m x 3.28m) having double glazed bay window, radiator, Amtico flooring, double power point, a doorway leading to.....

### DINING ROOM

13' 0" x 8' 0" (3.96m x 2.44m) with radiator, 2 double power points, double glazed sliding patio doors opening to rear patio and garden

### KITCHEN

9' 5" x 7' 6" (2.87m x 2.29m) with walls fully tiled in ceramic tiling, pine panelled ceiling, thermoplastic tiled floor, roll top work surfaces with inset single drainer, stainless steel sink unit incorporating mixer taps, double glazed side window, drawers and cupboards as fitted, two further roll top base units also with drawers and cupboards and range of matching wall cabinets to one wall, all finished in solid light oak, electric cooker and period style pine sliding door leading through to.....

### UTILITY ROOM

with tiled floor, two double power points, plumbing for automatic washing machine, double glazed side exit door to side and rear garden

### CLOAKROOM

Having low level suite small double glazed window

### FIRST FLOOR

#### LANDING

with double glazed side window, built-in airing cupboard with gas central heating boiler located.

#### BEDROOM ONE (FRONT)

12' 0" into bay window x 7' (3.66m x 2.13m) with double glazed unit, built-in wardrobe screened by double louvre door with double doored storage cupboard over, two double power points, radiator.

#### BEDROOM TWO (REAR)

11' 9" x 10' 10" (3.58m x 3.3m) With double glazed window, radiator, double power point, built-in double doored cupboard with louvre doors.

#### BEDROOM THREE (FRONT)

6' 10" x 6' 2" (2.08m x 1.88m) with double glazed window, radiator, power point.

#### TILED BATHROOM

With Amtico wood laminate flooring, fitted with period style modern white suite comprising panelled bath with shower over, complete with rail and curtain and having extractor fan, shaped pedestal wash hand basin, low level WC, double glazed window.

#### OUTSIDE

##### FRONT GARDEN

Property has front garden screened by dwarf wall, mainly paved to provide useful vehicle standing area with direct access to the side through double gates leading to....

##### BRICK BUILT GARAGE

with up and over door

## REAR GARDEN

Endosed with fenced boundary

## GENERAL INFORMATION

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC rating D.

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

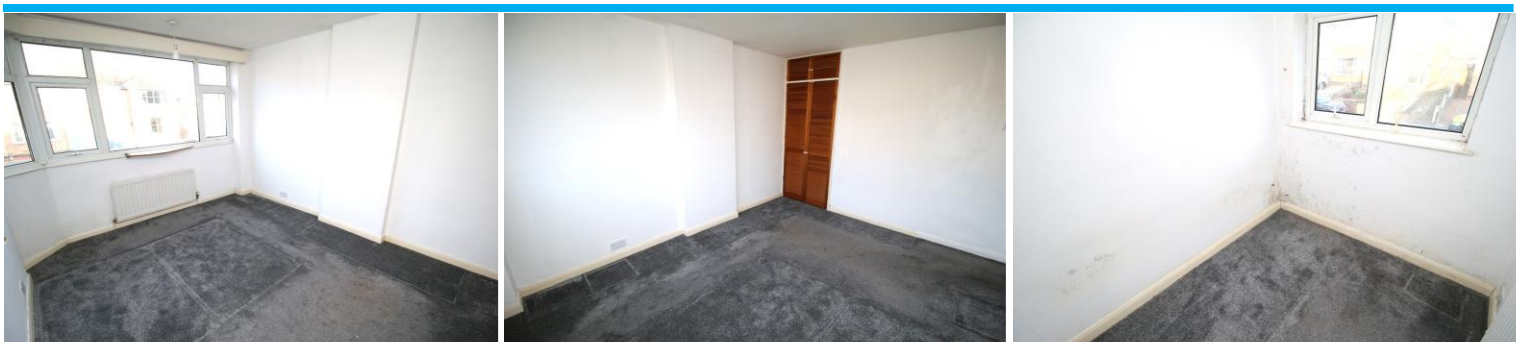
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

FIXTURES AND FITTINGS: only those as mentioned in these details will

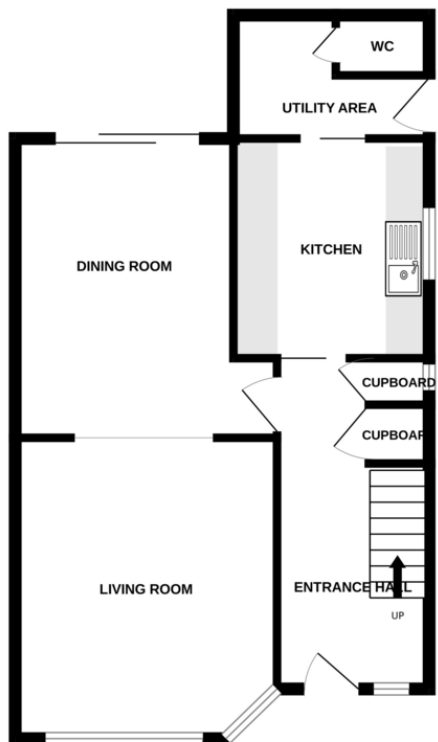
be included in the sale.

MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

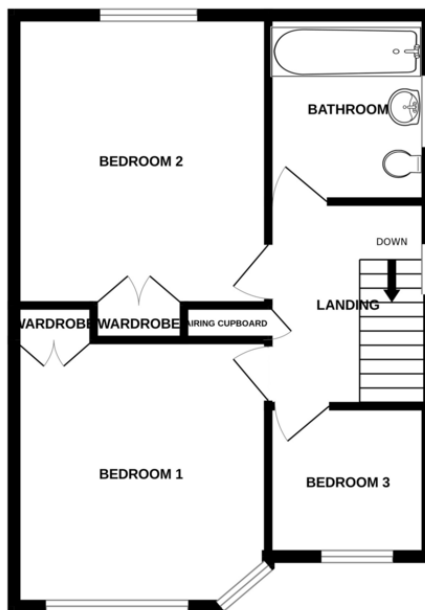
VIEWING: by prior appointment through the Sole Agents.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## Tenure

Freehold

## Council Tax Band

C

## Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		