



18 Grasmere Road | Bedworth | CV12 8RX

OFFERED WITH NO ONWARD CHAINTHREE BEDROOM SEMI DETACHED***OPEN PLAN LAY OUT*** In brief the property comprises; entrance hall, kitchen/diner, living room, three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, driveway, and generous frontage, with a private garden to the rear. Freehold. EPC Rating D. Council Tax Banding C.

Asking Price Of £249,950

- Semi Detached No Onward Chain
- Three Bedrooms & Bathroom
- Modern Kitchen Diner
- Living Room
- Front Drive & Garden



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via glazed composite front door, obscure UPVC double glazed windows to front aspect. Stairs ascending to the first floor landing, under stairs storage cupboard, LVT flooring, panelled radiator, doors to;

LIVING ROOM

13' 11" x 10' 5" (4.24m x 3.18m) With UPVC double glazed window to front aspect, panelled radiator, LVT flooring, and feature fireplace with electric fire. Opening to;

KITCHEN DINER

10' 3" x 16' 0" (3.12m x 4.88m) With UPVC double glazed windows to front aspect, UPVC double glazed door leading to the garden, panel radiator, LVT flooring. The modern kitchen comes with a range of wall and base units, with contrasting work tops, inset one and half bowl sink and drainage unit, integrated electric oven with electric hob, and extractor hood. Built in fridge freezer, washing machine, and dishwasher.

LANDING

With UPVC double glazed window to side access, access to the loft hatch, doors to;

BEDROOM ONE

13' 1" x 10' 2" With UPVC double glazed window to front aspect, panel radiator.

BEDROOM TWO

10' 8" x 10' 1" (3.25m x 3.07m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM THREE

10' 0" x 6' 6" (3.05m x 1.98m) With UPVC double glazed window to front aspect, panel radiator.

BATHROOM

7' 4" x 6' 6" (2.24m x 1.98m) With obscure UPVC double glazed window to rear aspect. White bathroom suite comprising panelled bath with shower over, low level WC, wash basin set in vanity unit, heated towel rail.

OUTSIDE

Front Drive and laid to lawn with side border. To the rear is a a decked seating area, laid to lawn with a slated pathway, leading to further decking at the rear. Side access.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C.

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

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction

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

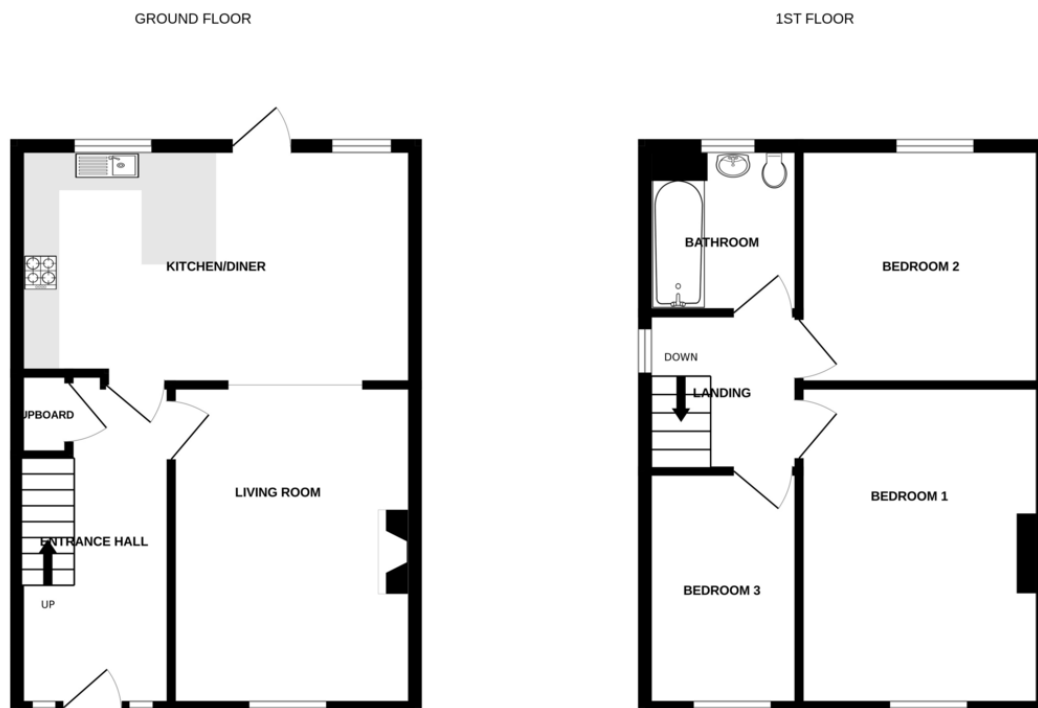
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.





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 are 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		87 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		