



22 Lakeside | Bedworth | CV12 8SP

Asking Price Of £255,000

THREE BEDROOM LINK DETACHED LOCATED ON LAKESIDEQUIET CUL DE SAC***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, living room, separate dining room, kitchen breakfast room, side conservatory with access to the garage. Three bedrooms, and shower room to the first floor. Also benefiting from UPVC double glazed windows, gas central heating, generous tarmac drive, providing off road parking for several vehicles, and a private south facing rear garden. Freehold. Council Tax Banding C. EPC Commissioned.

- Link Detached
- Quiet Cul De Sac Location
- Three Bedrooms & Bathroom
- Two Reception Rooms
- Kitchen Breakfast Room & Conservatory



Property Description

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LAKESIDE***QUIET CUL DE SAC***OFFERED WITH NO ONWARD CHAIN***In brief the property comprises; entrance hall, living room, separate dining room, kitchen breakfast room, side conservatory with access to the garage. Three bedrooms, and shower room to the first floor. Also benefiting from UPVC double glazed windows, gas central heating, generous tarmac drive, providing off road parking for several vehicles, and a private south facing rear garden. Freehold. Council Tax Banding C. EPC Commissioned.

IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure glazed composite front door, obscure UPVC double glazed window to front aspect, stairs ascending to the first floor, under stairs storage cupboard, panel radiator, doors to;

LIVING ROOM

13' 6" x 10' 5" (4.11m x 3.18m) With UPVC double glazed window to front aspect, UPVC double glazed window to side aspect, panel radiator, opening into;

DINING ROOM

10' 1" x 8' 7" (3.07m x 2.62m) With UPVC double glazed patio doors leading to the garden, panel radiator. Door to;

KITCHEN BREAKFAST ROOM

13' 5" x 8' 2" (4.09m x 2.49m) With UPVC double glazed window to rear aspect, panel radiator. A range of wall and base units with roll top work surfaces, inset one and half bowl sink and drainage unit, integrated electric oven with four ring gas hob, and extractor hood. Space for fridge freezer, plumbing for washing machine. Door to;

CONSERVATORY

9' 0" x 8' 1" (2.74m x 2.46m) With UPVC double glazed window to rear

aspect, UPVC door leading to the garden. Door to Garage.

LANDING

With obscure UPVC double glazed window to side aspect, access to the loft hatch. Doors to;

BEDROOM ONE

12' 9" x 11' 1" (3.89m x 3.38m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM TWO

10' 7" x 7' 8" (3.23m x 2.34m) With UPVC double glazed window to front aspect, panel radiator, built in wardrobes.

BEDROOM THREE

10' 4" x 6' 5" (3.15m x 1.96m) With UPVC double glazed window to front aspect, panel radiator, over stairs cupboard.

SHOWER ROOM

With obscure UPVC double glazed window to rear aspect, shower cubicle, low level WC, wash basin set in vanity unit, panel radiator, airing cupboard housing gas central heating boiler, and hot water cylinder.

OUTSIDE

To the front is a tarmac driveway providing off road parking, and direct access to the garage. Side gate leading to pathway to the rear. The rear garden is mainly paved with raised beds with slate and stone. Rear decked seating area, and surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Commissioned.

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues, or planning applications that directly effect the property.

Parts of Bedworth are located in an ex coal mining area.

Standard Brick Construction

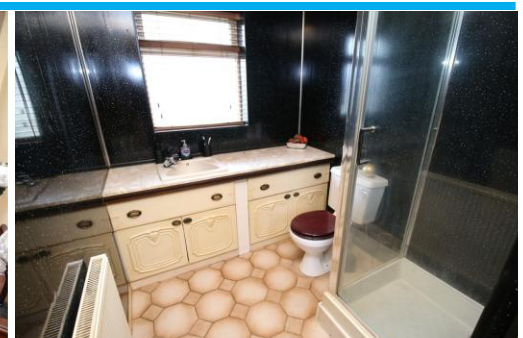
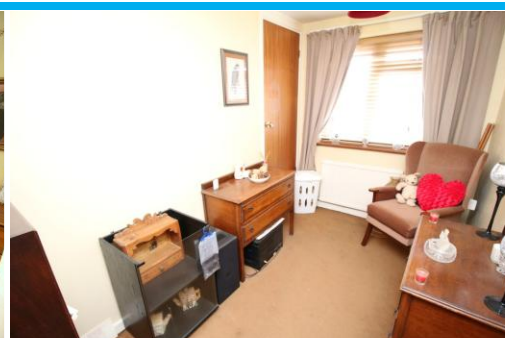
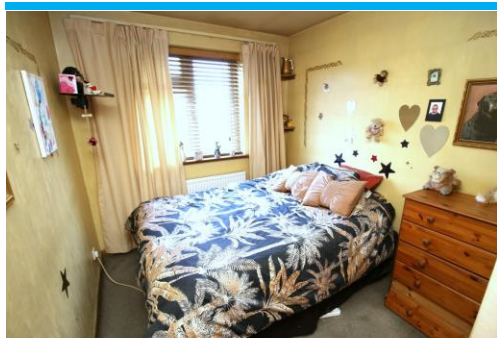
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

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.

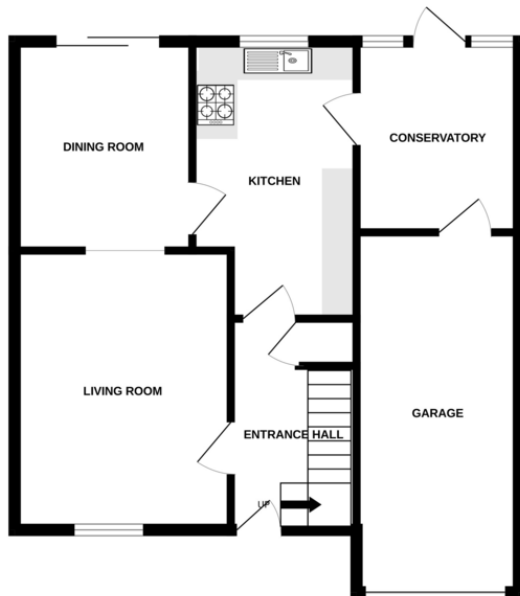
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

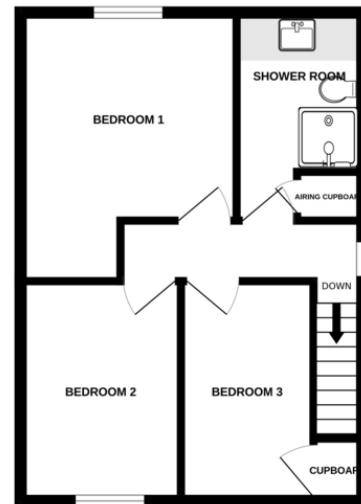
VIEWING: by prior appointment through the Sole Agents.



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

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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