



49 Sadler Gardens | Bedworth | CV12 9HG

VIEWINGS TO COMMENCE FROM TUESDAY 15TH APRILTHREE BEDROOM DETACHED IN NEED OF MODERNISATION THROUGHOUT*** In brief the property comprises; cloakroom, lounge, kitchen diner, three bedrooms and bathroom. Also benefiting from UPVC double glazing, gas central heating, off road parking, and private garden. Freehold. Council Tax Banding C. EPC Commissioned.

Asking Price Of £200,000

- Detached
- Offered With No Chain
- Three Bedrooms & Bathroom
- Master With En-Suite
- Lounge & Cloakroom



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

CLOAKROOM

LOUNGE

13' 8" x 15' 3" (4.17m x 4.65m)

KITCHEN DINER

9' 5" x 15' 3" (2.87m x 4.65m)

LANDING

MASTER BEDROOM

8' 4" x 10' 8" (2.54m x 3.25m)

EN-SUITE

BEDROOM TWO

8' 3" x 8' 9" (2.51m x 2.67m)

BEDROOM THREE

6' 7" x 6' 6" (2.01m x 1.98m)

BATHROOM

OUTSIDE

Off road parking and rear, side access and rear garden.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

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

TENURE: we understand from the vendors that the property is

freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or planning application which directly effect the property. No restrictions. Ex coal mining area.

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.

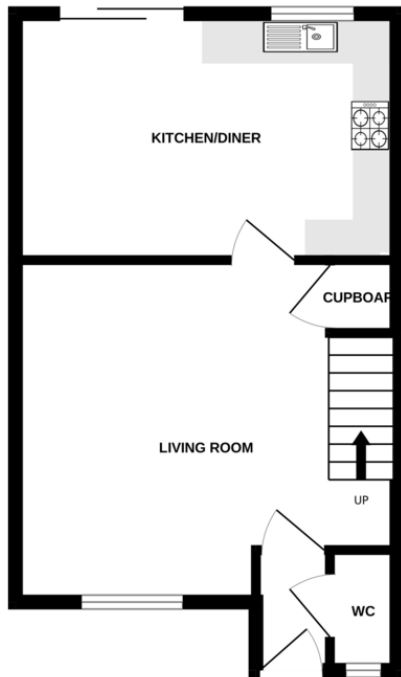
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

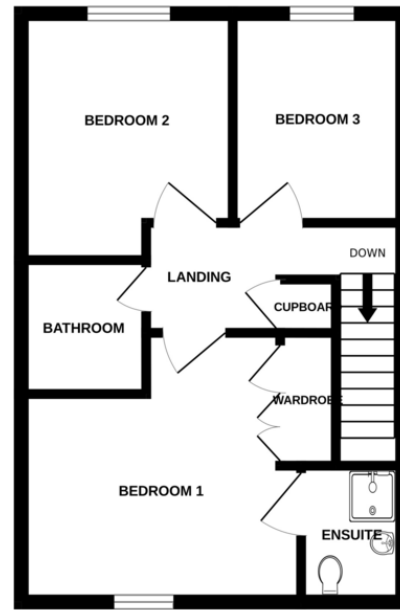
VIEWING: by prior appointment through the Sole Agents.



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.
Made with Metropix 6/2025

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 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