



26 Wordsworth Road | Bedworth | CV12 9HB

TWO BEDROOM DETACHED BUNGALOW OFFERED WITH NO ONWARD CHAIN***
In brief the property comprises; entrance hall, living room, kitchen, two bedrooms, and shower room. Also benefiting from UPVC double glazing, gas central heating, garage, and off road parking. Freehold. Council Tax Band B. EPC Rating D.

Offers In Region Of £209,950

- Detached Bungalow
- Two Bedrooms & Shower Room
- Kitchen & Living Room
- UPVC DG & GCH
- Off Road Parking & Garage



Property Description

Entrance Porch

Enclosed entrance porch having UPVC double glazed entrance door and windows, tiled flooring, double central heating radiator.

Entrance Hall

Single central heating radiator, built in shelved storage cupboard, ceramic tiled flooring, access to roof space.

Lounge

4.80m x 3.86m (15'9 x 12'8) UPVC double glazed window to front aspect, feature fireplace with electric fire, fitted carpet, double central heating radiators, glazed door to hall.

Storage Area

3.81m x 1.17m (12'6 x 3'10) Good size built in storage cupboard.

Kitchen

2.69m x 3.05m (8'10 x 10'0) Fitted with range of matching base units and wall cupboards incorporating drawers, inset single drainer stainless steel sink unit, roll top work surfaces with complimentary tiling to splash back areas, freestanding 'Indesit' electric oven with hob, extractor hood above. UPVC double glazed window to front aspect, UPVC obscure double glazed side exit door, double central heating radiator, ceramic tiled flooring.

Shower Room

1.37m x 3.05m (4'6 x 10'0) Double shower cubicle with mixer shower, wash hand basin and low level w.c set into vanity unit, double door airing cupboard housing 'Main' combi boiler, double central heating radiator, extractor fan, dual UPVC obscure double glazed window to side aspect, inset spotlights to ceiling.

Bedroom One

2.54m x 4.80m (8'4 x 15'9) UPVC double glazed window to rear aspect, double central heating radiator.

Bedroom Two

3.99m x 2.51m (13'1 x 8'3) UPVC double glazed window to rear aspect, double central heating radiator.

Front Garden

Driveway providing off road parking for several vehicles.

Rear Garden

Slabbed patio area, lawn with decorative shrub borders, fenced boundaries, timber garden shed.

GARAGE

Single garage with double opening doors.

General Information / Material Information Part C

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

Low flood risk

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

Originally Non Standard construction. Been re bricked.

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.

AML / ID Checks:

As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however,

from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



Tenure

Freehold

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Council Tax Band

B

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