



38 Margaret Avenue | Bedworth | CV12 8ED

Asking Price Of £269,950

DELIGHTFUL TRADITIONAL BAYED EXTENDED MID TERRACED WITH SIDE ENTRYSTUNNING KITCHEN BREAKFAST ROOM***THREE BEDROOMS AND GENEROUS FAMILY BATHROOM***GOOD SIZE GARDEN WITH BRICK BUILT CONSTRUCTION*** In brief the property comprises; entrance hall, living room, separate dining room, extended kitchen breakfast room, side kitchen lobby, downstairs WC, three bedrooms and family bathroom with four piece bathroom suite. Also benefiting from UPVC double glazing, gas central heating, off road parking, and generous private rear garden with brick built construction. Freehold. Council Tax Band B. EPC Commissioned.

- Stunning Extended Mid Terraced
- Traditional Double Bayed & Side Entry
- Extended Kitchen Breakfast Room
- Three Bedrooms & Generous Bathroom
- Two Reception Rooms &



Property Description

DELIGHTFUL TRADITIONAL BAYED EXTENDED MID TERRACED WITH SIDE ENTRYSTUNNING KITCHEN BREAKFAST ROOM***THREE BEDROOMS AND GENEROUS FAMILY BATHROOM***GOOD SIZE GARDEN WITH BRICK BUILT CONSTRUCTION*** In brief the property comprises; entrance hall, living room, separate dining room, extended kitchen breakfast room, side kitchen lobby, downstairs WC, three bedrooms and family bathroom with four piece bathroom suite. Also benefiting from UPVC double glazing, gas central heating, off road parking, and generous private rear garden with brick built construction. Freehold. Council Tax Band B. EPC Commissioned.

INMORE DETAIL THE PROPERTY COMPRISSES;

ENTRANCE HALL

Access to the property via obscure double glazed stained glass wooden framed door, double glazed stain glass windows to front aspect, stairs ascending to the first floor landing, under stairs storage cupboard, panel radiator, doors to;

LIVING ROOM

14' 7" x 11' 2" (4.44m x 3.4m) With UPVC double glazed bay window to front aspect, panel radiator, feature fireplace with inset gas fire. Opening into;

DINING ROOM

11' 5" x 10' 5" (3.48m x 3.18m) With panel radiator, and double doors leading to;

EXTENDED KITCHEN BREAKFAST ROOM

12' 6" x 14' 2" (3.81m x 4.32m) With UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to the garden. Modern kitchen wall and base units with Quartz work tops, inset ceramic one and half bowl sink and drainage unit, built in dishwasher, space for cooker, and space and plumbing for American style fridge freezer.

SIDE KITCHEN LOBBY

8' 9" x 6' 4" (2.67m x 1.93m) With a side Quartz work top with undercounter space and plumbing for washing machine.

DOWNSTAIRS WC

With low level WC, and hand wash basin.

LANDING

With access to the loft with fold down ladders. Doors to;

BEDROOM ONE

14' 9" x 10' 0" (4.5m x 3.05m) With UPVC double glazed window to front bay aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

11' 6" x 10' 10" (3.51m x 3.3m) With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobe.

BEDROOM THREE

7' 6" x 6' 10" (2.29m x 2.08m) With UPVC double glazed window to front aspect, panel radiator.

FAMILY BATHROOM

10' 9" (max) x 8' 2" (3.28m x 2.49m) With obscure UPVC double glazed window to rear aspect. Four piece bathroom suite comprising; corner bath, low level WC, wash basin, and feature walk in shower unit. Heated chrome towel rail, and extractor fan.

OUTSIDE

To the front is off road parking, side paved pathway leading to storm porch, and shared entry passage to side gate leading to the rear. To the rear is a decorative slated patio area, and side path, Astro turf lawn, with gate leading to further garden area, with a brick built construction which has been built.

BRICK BUILT CONSTRUCTION

21' 3" x 19' 8" (6.5m x 6m) L - Shaped construction build with solid

brick and thermal blocks, with a GRP resin roof, and UPVC double glazed doors will be provided, electric cabling has been laid to the build.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C
Nuneaton & Bedworth Borough Council. Council Tax Banding B EPC Commissioned.

Parts of Bedworth & Exhall are located in an ex coal mining area.
Low Floor Risk Area.

The Vendor has informed the Agents, they are not aware of any Building Safety issues.

The Vendor has informed the Agents, they are not aware of any planning considerations in direct locality.

We have been made aware the property is Standard Brick

Construction. Shared side entry.

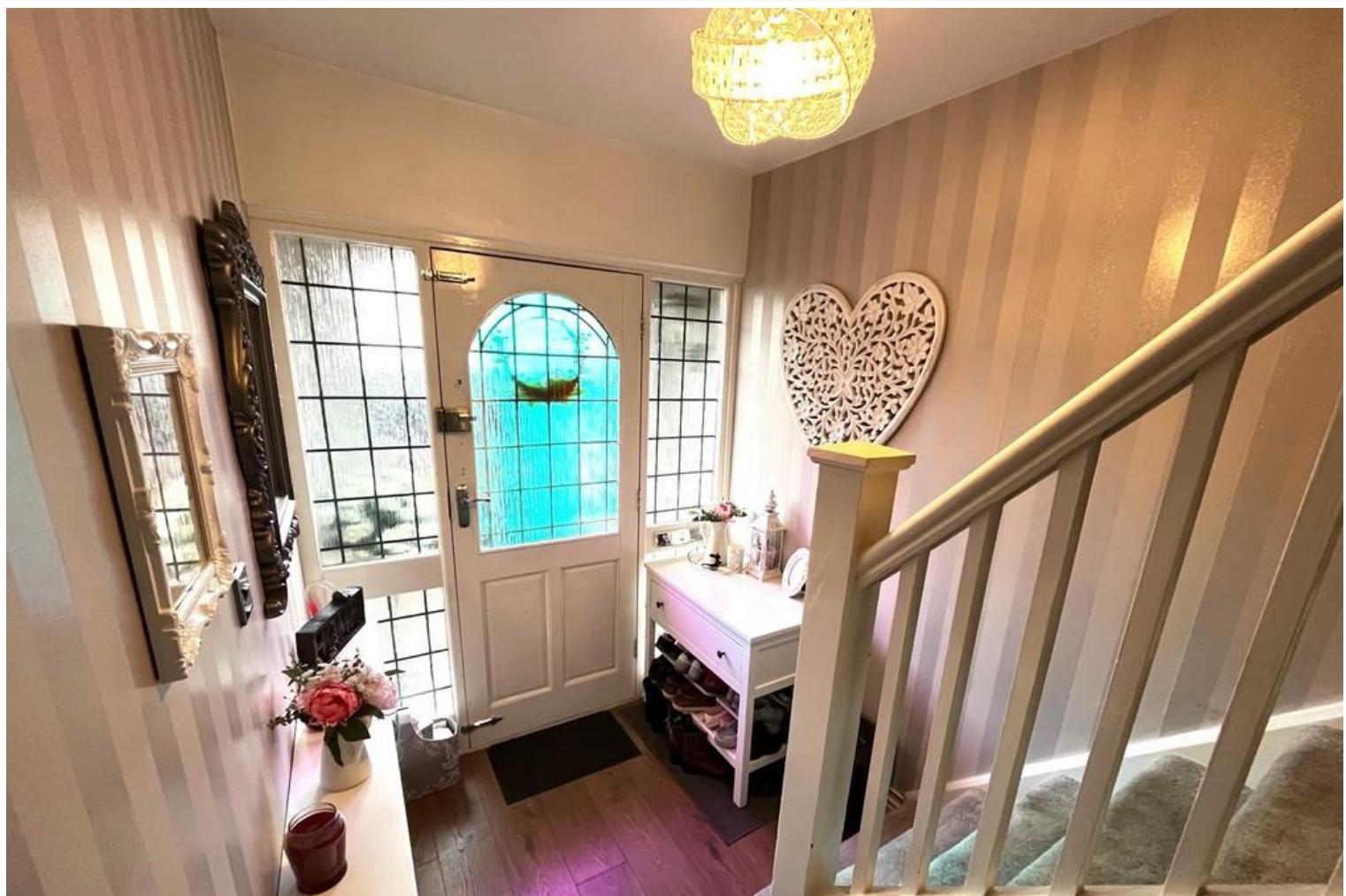
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

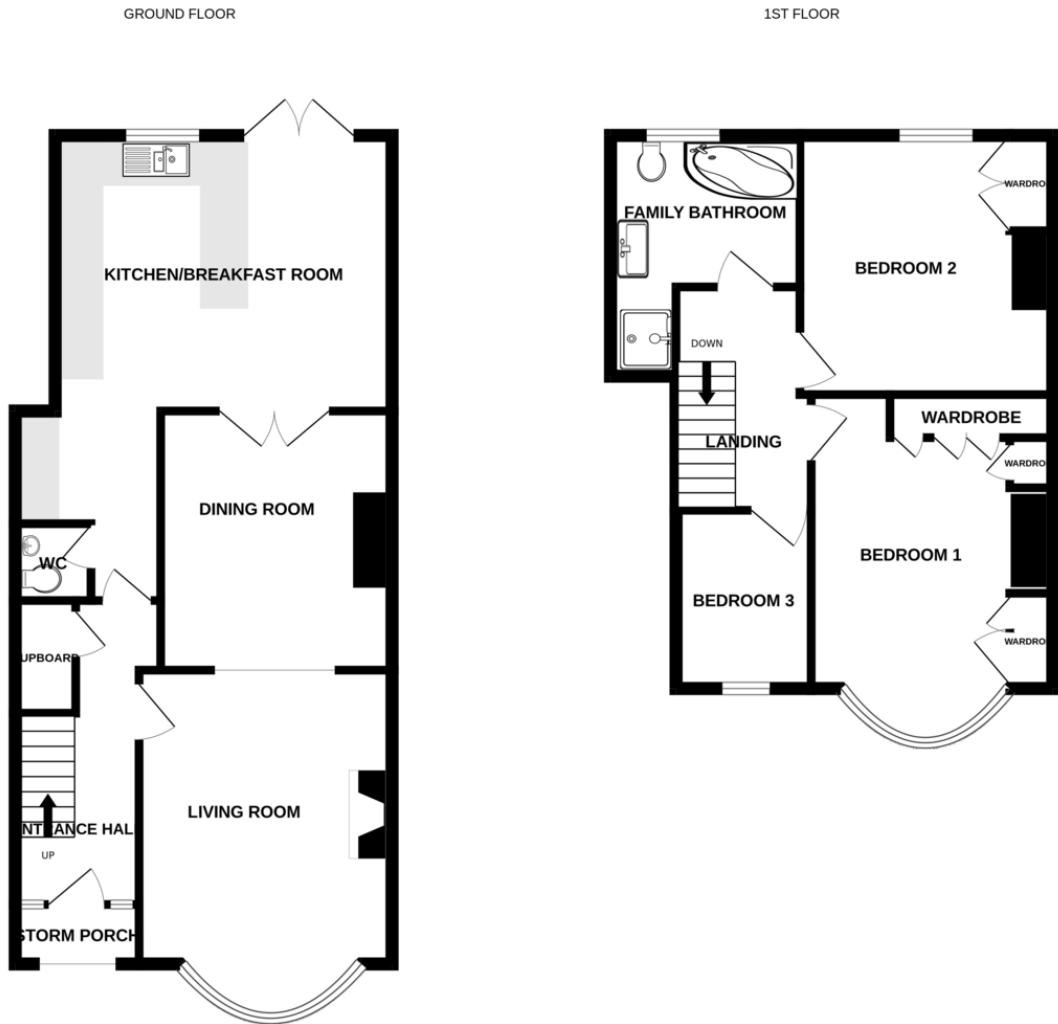
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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 effort 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

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