



3 Missing Oak Close | Bedworth | CV12 0DT

DETACHED CHALET STYLE BUNGALOW QUIET PRIVATE ROAD***IMMACULATELY PRESENTED THROUGHOUT*** In brief the property comprises; entrance hall, fitted kitchen, ground floor bedroom, ground floor shower room, living room, and extended dining room. To the first floor is a generous master bedroom with en-suite, and fitted wardrobes. Also benefiting from UPVC double glazing, gas central heating, block paved front drive, and private rear garden with open views. Freehold. Council Tax Band C. EPC Rating C.

Asking Price Of £235,000

- Detached Chalet Style Bungalow
- First Floor Master Bedroom & Ensuite
- Fitted Kitchen & Ground Floor Shower Room
- Two Bedrooms Two Shower Rooms
- Two Reception Rooms



Property Description

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ENTRANCE HALL

KITCHEN

5' 9" x 9' 10" (1.75m x 3m)

GROUND FLOOR SHOWER ROOM

GROUND FLOOR BEDROOM

7' 5" x 13' 1" (2.26m x 3.99m)

LIVING ROOM

13' 6" x 14' 0" (4.11m x 4.27m)

EXTENDED DINING ROOM

11' 4" x 7' 1" (3.45m x 2.16m)

LANDING

MASTER BEDROOM

10' 4" x 21' 6" (3.15m x 6.55m)

EN-SUITE

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Flood Risk Area.

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

Standard Brick Construction.

Planning Permission has been applied for at the land at the rear, but has been currently rejected.

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

£250 p/a for the general maintenance of the private road, paid to the developer.

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.

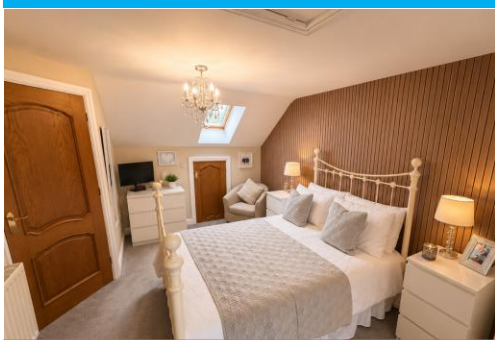
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

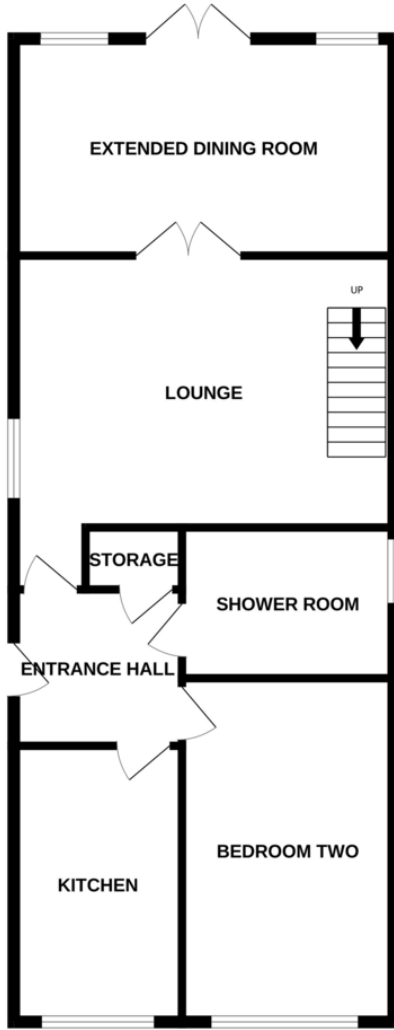
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

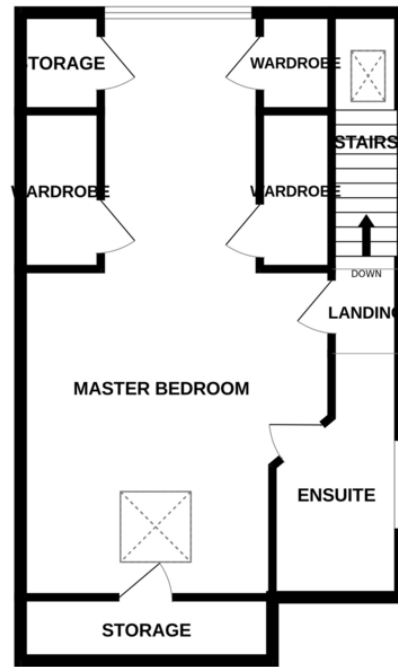
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



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

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		