



114 Acacia Crescent | Bedworth | CV12 9DB

THREE BEDROOM END TERRACEDNICE CORNER SPOT***WELL PRESENTED THROUGHOUT***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall living room, downstairs WC, useful storage cupboards, modern kitchen / diner, three bedrooms and modern shower room. Also benefiting from UPVC double glazing, gas central heating, and well maintained rear garden. Freehold. Council Tax Band B. EPC Commissioned.

Asking Price Of £189,950

- End Terraced
- Three Bedrooms & Shower Room
- Living Room
- Kitchen / Diner & Separate WC
- Well Presented Throughout



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via obscure double glazed UPVC door, stairs ascending to first floor landing, panel radiator, door to;

LIVING ROOM

13' 3" x 12' 7" (4.04m x 3.84m) With UPVC double glazed window to front aspect, panel radiator, door to;

KITCHEN SIDE LOBBY AREA

Access to kitchen, storage cupboard, and door to;

DOWNSTAIRS WC

With obscure UPVC double glazed window to rear aspect, low level WC, wash basin, plumbing for washing machine, and space for dryer.

KITCHEN / DINER

13' 1" x 10' 9" (3.99m x 3.28m) WITH UPVC double glazed window to rear aspect, panel radiator. Kitchen comes with a modern range of wall and base units with contrasting work tops, inset sink and drainage unit, integrated fridge freezer, built in double electric oven, and integrated four ring gas hob, with extractor hood. Obscure UPVC double glazed door leading to the rear garden.

LANDING

Access to the loft hatch, airing cupboard housing gas central heating boiler. Doors to;

BEDROOM ONE

13' 3" x 9' 10" (4.04m x 3m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m) With UPVC double glazed window to rear aspect, panel radiator, fitted wardrobes.

BEDROOM THREE

9' 3" x 6' 7" (2.82m x 2.01m) With UPVC double glazed window to front aspect, panel radiator, over stairs storage cupboard.

SHOWER ROOM

5' 6" x 6' 6" (1.68m x 1.98m) With obscure UPVC double glazed window to rear aspect. Corner shower unit, low level WC, wash basin, heated chrome towel rail.

OUTSIDE

To the front is a tarmac pathway leading to entrance door, and laid to lawn. Side paved pathway to side gate leading to the rear garden. The rear garden has a block paved patio area, laid to lawn with well maintained borders, brick built storage shed, and further purpose built shed, and surrounding fence panels.

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.

Timber Framed with Brick on outer wall (according to EPC)

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

Mains Gas. The telephone is available subject to the appropriate telephone companies regulations.

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.

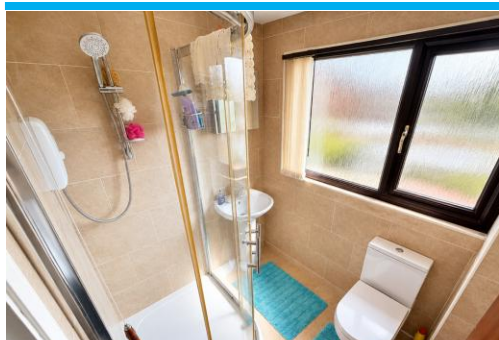
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

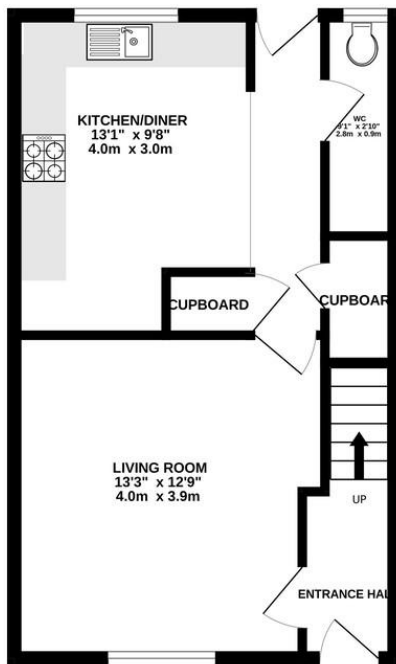
AML / ID Checks:

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

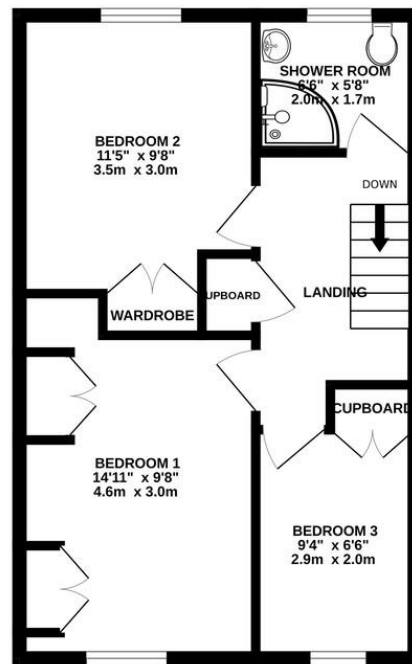
£49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR
411 sq.ft. (38.2 sq.m.) approx.



1ST FLOOR
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA : 837 sq.ft. (77.8 sq.m.) approx.

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 52026

Tenure

Freehold

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 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		
69-80	C		78 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		