



## 24 River Close | Bedworth | CV12 0BZ

Asking Price Of £245,000

\*\*\*THREE BEDROOM SEMI DETACHED\*\*\* OFFERED WITH NO ONWARD CHAIN\*\*\*EXTENDED LOUNGE DINER & CONSERVATORY\*\*\*PRIVATE ENCLOSED CORNER REAR GARDEN\*\*\* In brief the property comprises; entrance porch, entrance hall, extended lounge diner, conservatory, fitted kitchen, utility/rear lobby, three bedrooms and shower room to the first floor. Also benefiting from UPVC double glazing, gas central heating, driveway providing off road parking, detached single garage and private corner plot rear garden. Freehold Council Tax Band C. EPC Commissioned.

- Semi Detached With No Chain
- Extended Through Lounge Diner
- Conservatory
- Three Bedrooms & Shower Room
- Kitchen & Utility Area



## Property Description

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### ENTRANCE PORCH

Access to the property via obscure UPVC double glazed double doors, with obscure UPVC double glazed door leading into:

### ENTRANCE HALL

With obscure UPVC double glazed window to front aspect, stairs ascending to first floor landing, two under stairs storage cupboards, panel radiator, door to kitchen, and door to;

### LOUNGE

16' 2" x 10' 9" (4.93m x 3.28m) With UPVC double glazed windows to front bay aspect, panel radiator, fireplace with back boiler, and opening into extended dining room.

### EXTENDED DINING ROOM

15' 9" x 8' 3" (4.8m x 2.51m) With panel radiator, double glazed sliding patio doors leading to the conservatory.

### CONSERVATORY

7' 3" x 15' 10" (2.21m x 4.83m) With UPVC double glazed windows to rear and side aspects, and UPVC double glazed French doors leading to the garden, panel radiator.

### KITCHEN

10' 3" x 7' 9" (3.12m x 2.36m) With UPVC double glazed window to side aspect. Kitchen comes with a range of wall and base units with roll

top work surfaces, inset one and half bowl stainless steel sink and drainage unit, integrated electric oven with grill, and four ring electric hob, and extractor hood. Plumbing for washing machine, folding doors leading into utility/rear lobby area.

### UTILITY/REAR LOBBY

5' 6" x 7' 9" (1.68m x 2.36m) With UPVC double glazed door leading to side access. Work top with undercounter space and additional space for fridge freezer. UPVC double glazed window to rear aspect.

### LANDING

With UPVC double glazed window to side aspect, access to the loft with loft hatch and pull down ladders. Doors to;

### BEDROOM ONE

12' 6" x 10' 2" (3.81m x 3.1m) With UPVC double glazed windows to front aspect, panel radiator. Built in double wardrobes.

### BEDROOM TWO

11' 8" x 10' 8" (3.56m x 3.25m) With UPVC double glazed window to rear aspect, and additional secondary glazing, panel radiator.

### BEDROOM THREE

6' 10" x 6' 2" (2.08m x 1.88m) With UPVC double glazed window to front aspect, panel radiator.

### SHOWER ROOM

8' 1" x 5' 6" (2.46m x 1.68m) With obscure UPVC double glazed window to side aspect, double walk in shower unit, low level WC, and wash basin set in vanity unit, heated towel rail, extractor fan.

### OUTSIDE

To the front is a tarmac driveway leading to single detached garage. Shared front corner lawn and front borders. Gate leading to the rear. The rear garden has generous patio area, with laid to lawn, feature pond, and raised decked area with summerhouse/storage. side door to garage.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

Commissioned. Located in a low flood 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.

The Vendor has informed the agents construction is Standard Brick.

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

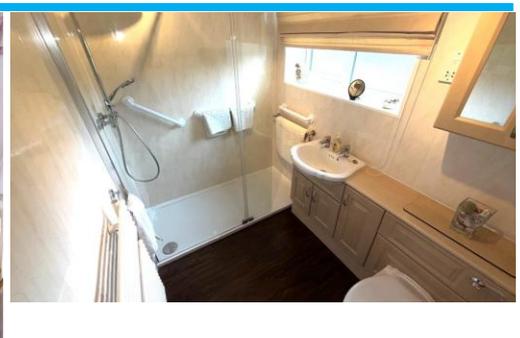
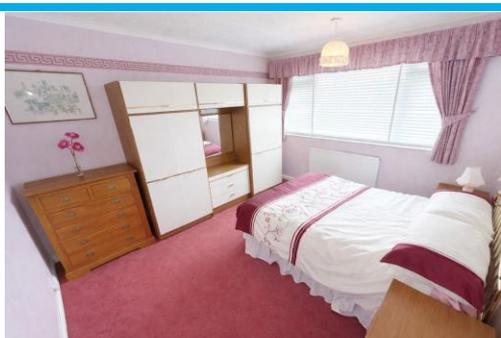
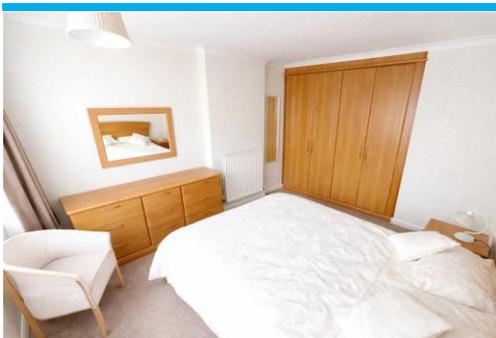
recommended to obtain confirmation from their Surveyor or Solicitor.

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

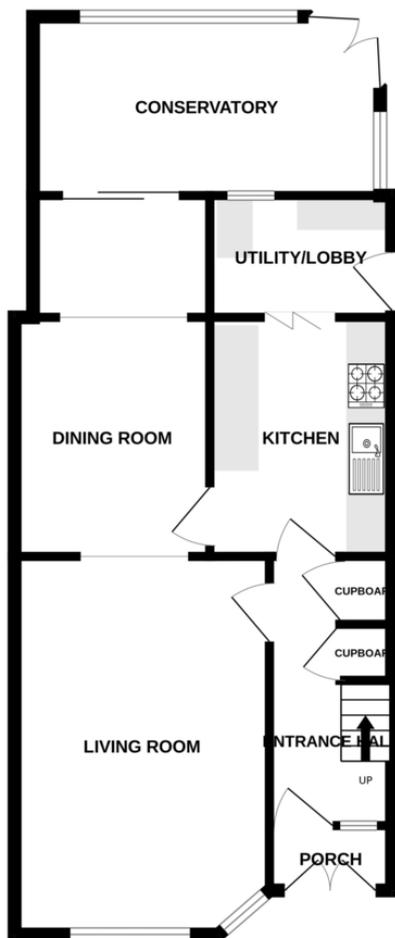
All measurements are approximate and taken internally at the widest points. Metric measurements are provided as primary, with imperial equivalents for guidance.

All measurements are approximate and for guidance only.

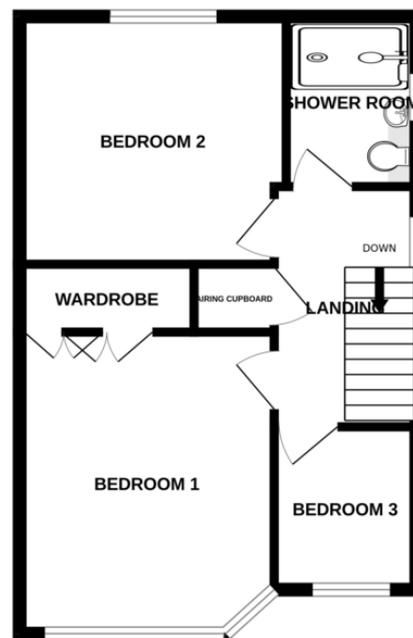
VIEWING: by prior appointment through the Sole Agents.



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.  
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## 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