russell cope Sales&Lettings
www.russellcopeestates.co.uk

02476314701
sales@russellcopeestates.co.uk
4 Kingsway House, King Street, Bedworth CV12 8HY









71 Ivanhoe Avenue | Nuneaton | CV11 4RL

Asking Price Of £239,950

CHECK OUT THE VIDEOBEING SOLD WITH NO UPWARD CHAIN*** MUST BE VIEWED TO FULLY APPRECIATE WHAT THIS PROPERTY HAS TO OFFER*** A very well presented traditional End of Terraced Property situated in popular Established Residential Location and in more detail comprises: Entrance Hall. Lounge. Dining Kitchen. Three Bedrooms. Family Bathroom. Rear Garden having a lovely cabin with storage, office space and entertainment area and guest cloakroom. Short walk to the local allotments. Freehold. Council Tax Band A .EPC Rating C

- Lounge
- Fitted Kitchen Diner
- Three Bedrooms & Family Bathroom
- Check Out The Video
- Large Cabin with storage, office space and entertainment area.





Property Description

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Freehold. Council Tax Band A .EPC Rating C

ENTRANCE HALL
Double glazed entrance door, laminate flooring, wall mounted radiator, inset spotlights to ceiling, decorative panelling to stairs.

LOUNGE
12' 1" x 11' 4" (3.687m x 3.475m) UPVC double glazed window to front aspect, laminate flooring, single central heating radiator.

KITCHEN/DINER
18' 11" x 7' 9" (5.791m x 2.378m) Fitted with range of matching base units and wall cupboards, inset one and a half bowl single drainer stainless steel sink unit, integrated electric oven with gas hob. Integrated dishwasher, plumbing for washing machine, walls tiled to splash back areas, wall mounted radiator, laminate flooring, inset spotlights to ceiling.

STAIRS AND LANDING
Having access to roof space via drop down ladders.

BEDROOM ONE
11' 4" x 9' 4" (3.472m x 2.868m) UPVC double glazed window to front aspect, radiator, fitted double wardrobes, laminate flooring.

BEDROOM TWO
9' 10" x 8' 0" (3.008m x 2.461m) Double glazed window to rear aspect, laminate flooring, single central heating radiator.

BEDROOM THREE
7' 10" x 7' 7" (2.401m x 2.317m) UPVC double glazed window to front aspect, laminate flooring, double wardrobe, double radiator.

BATHROOM
'Kidney' shaped bath with mixer shower over, wash hand basin and low level w.c housed in vanity unit, heated towel rail, UPVC double glazed window to rear aspect, inset spotlights to ceiling, decorative wood panelled cupboard having plumbing for washing machine.

FRONT GARDEN
Driveway providing off road parking.

SIDE GARDEN

REAR GARDEN
Having covered patio area, well maintained lawn, pathway, fenced boundaries.

LARGE CABIN IN REAR GARDEN
13' 9" x 9' 10" (4.20m x 3.0m) Large cabin to rear of garden having three areas currently being used as entertainment area, storage and office area, ideal for someone who works from home.

GUEST CLOAKROOM IN CABIN
Low level w.c, wash hand basin.

GENERAL INFORMATION / MATERIAL INFORMATION PART C
Nuneaton & Bedworth Borough Council. Council Tax Banding A. EPC Rating C.
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.
Standard Brick Construction.
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.

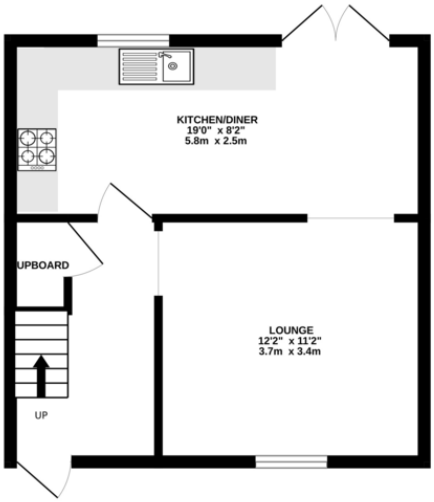




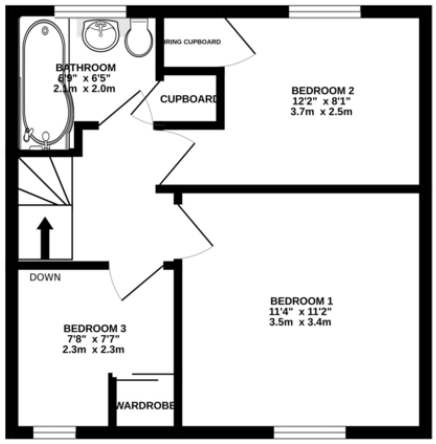




GROUND FLOOR
366 sq.ft. (34.0 sq.m.) approx.



1ST FLOOR
366 sq.ft. (34.0 sq.m.) approx.



TOTAL FLOOR AREA : 731 sq.ft. (67.9 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.
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Tenure
Freehold

Council Tax Band
A

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

