



10 Hatters Court | Bedworth | CV12 9AU

MOTIVATED VENDORSNO ONWARD CHAIN ***Located just off Bulkington Road in Bedworth, walking distance to Town Centre. In brief the property comprises; entrance hall, ground floor WC, kitchen, spacious lounge diner, two double bedrooms, and first floor bathroom. Also benefiting from UPVC double glazing, gas central heating, private rear garden and allocated parking. Freehold. Council Tax Band B. EPC rating C.

Offers In Region Of £169,950

- Mid Terraced
- Perfect Buy To Let
- Two Double Bedrooms
- Spacious Lounge Diner
- Kitchen & Bathroom & Ground Floor WC



Property Description

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Entrance Hall

With central heating radiator, and door to cloak cupboard and door to ...

Cloakroom

With central heating radiator, wash basin low level WC, UPVC double glazed window.

Lounge (Reception)

16' 4" x 12' 3" (4.98m x 3.73m) With two double central heating radiators, dual UPVC double glazed windows and UPVC double glazed doors opening to rear garden.

Kitchen

8' 9" x 8' 4" max x 5' 6" (2.67m x 1.68m) With a range of matching units comprising single drainer sink unit with mixer tap, matching base units with drawers incorporating 4 ring gas cooker and electric oven, extractor over, display shelving, matching wall cupboards over which there is display shelving, plumbing for automatic washing machine, UPVC double glazed window, Amtico flooring, part tiled walls.

Stairs and Landing

With door to built-in cupboard housing the Combi gas fired central heating boiler, dual UPVC double glazed windows.

Bedroom One

12' 0" x 10' 5" max x 9' 5" (3.66m x 2.87m) With UPVC double glazed windows, central heating radiator, fitted carpet, double doors to built-

in wardrobe.

Bedroom Two

12' 0" x 10' 6" max x 8' 5" (3.66m x 2.57m) With UPVC double glazed window, central heating radiator and double opening doors to built-in wardrobe.

Bathroom

With panelled bath with shower over, curtain and rail, pedestal wash basin, low level WC., all tiled shower area, central heating radiator, vinyl floor, fitted extractor, light and shaver socket.

Rear Garden

With paved patio and laid to lawn with surrounding fence panels.

Allocated Parking

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

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

Low flood risk

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

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.





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 letroplex 6/2020

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 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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		