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

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









8 Margaret Avenue | Bedworth | CV12 8ED

Asking Price Of £230,000

SPACIOUS THREE BEDROOM EXTENDED END TERRACEDOFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance hall, through lounge/diner, extended full width rear kitchen, three bedrooms, and bathroom. Also benefiting from double glazed windows, gas central heating, off road parking, garage to the rear, and private rear garden. Freehold. Council Tax Band C. EPC Commissioned.

- Extended End Terraced
- Three Bedrooms & Bathroom
- Through Lounge Diner
- Full Width Rear Kitchen Extension
- Off Road Parking & Garage to Rear





Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL
Access to the property via obscure UPVC double glazed entrance door, stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, internal window, and door to;

LOUNGE DINER
24' 7" x 10' 6" (7.49m x 3.2m) With UPVC double glazed window to front bay aspect, panel radiators, Aluminium double glazed patio doors leading to;

KITCHEN
9' 0" x 16' 8" (2.74m x 5.08m) & 7'8" x 5'10" With UPVC double glazed windows to rear aspect, panel radiator, obscure UPVC double glazed door leading to the garden. Kitchen comes with a range of wall and base units with roll top work surfaces, inset stainless steel sink and drainage unit, plumbing for washing machine.

LANDING
With obscure UPVC double glazed window to side aspect, access to the loft hatch, over stairs storage cupboard.

BEDROOM ONE
11' 10" x 10' 2" (3.61m x 3.1m) With UPVC double glazed window to rear aspect, panel radiator.

BEDROOM TWO
10' 7" x 10' 10" (3.23m x 3.3m) With UPVC double glazed window to front aspect, panel radiator.

BEDROOM THREE
6' 7" x 7' 5" (2.01m x 2.26m) With UPVC double glazed window to front aspect, panel radiator.

BATHROOM
5' 8" x 6' 0" (1.73m x 1.83m) With obscure UPVC double glazed window to rear aspect, panel radiator, panelled bath with shower over, low level WC, wash basin.

OUTSIDE
To the front is a tarmac driveway providing off road parking. To the side of the property is communal side access and vehicular access to a single garage, and side gate leading to the rear garden.
The rear garden is mainly paved and gravelled with feature pond, and mature shrubs, and plants. UPVC door leading to garage.

GENERAL INFROMATION / MATERIAL INFORMATION PART C
Nuneaton & Bedworth Borough Council. Council Tax Banding C. EPC Commissioned.
TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.
Low Flood Risk. Standard Brick Construction.
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.



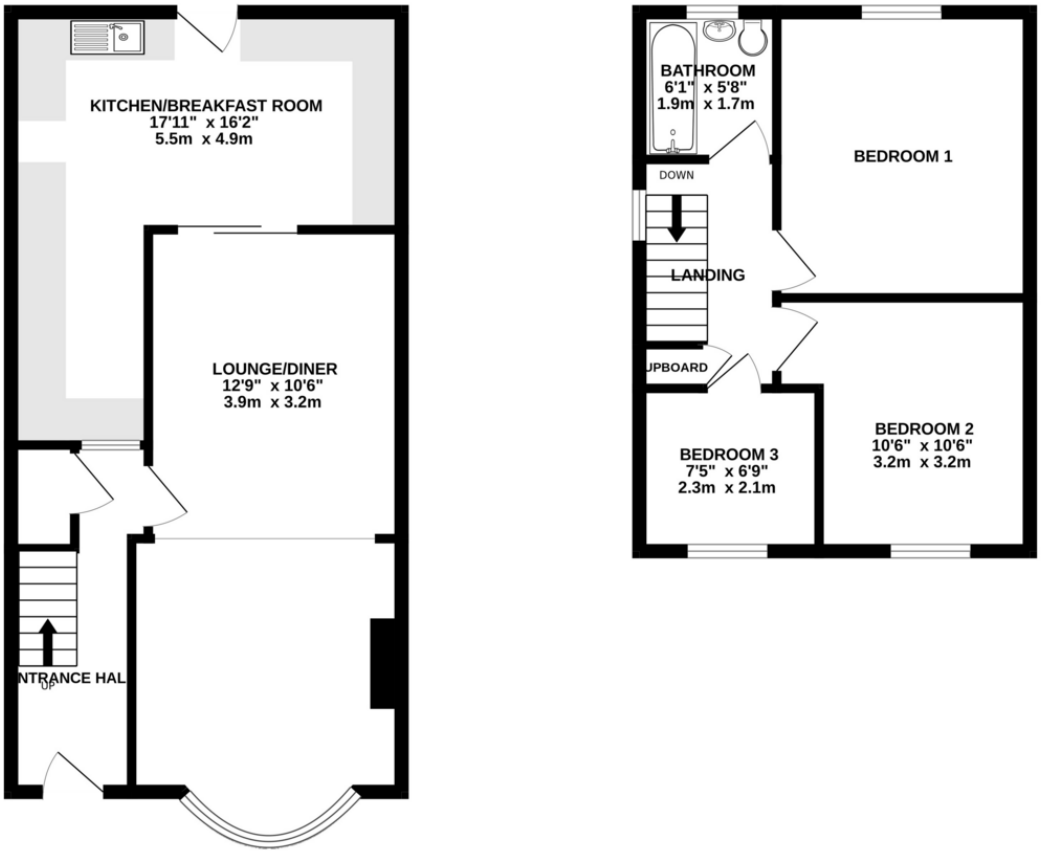






GROUND FLOOR
527 sq.ft. (48.9 sq.m.) approx.

1ST FLOOR
360 sq.ft. (33.4 sq.m.) approx.



TOTAL FLOOR AREA : 886 sq.ft. (82.3 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

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 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

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