



## 1 Speedwell Close | Bedworth | CV12 0NS

\*\*\*IMMACULATELY PRESENTED THREE BEDROOM DETACHED PROPERTY\*\*\*LOCATED ON A VERY SOUGHT AFTER AREA OF BEDWORTH\*\*\*LOVELY LAY OUT WITH THREE GOOD SIZE BEDROOMS\*\*\*CHECK OUT THE VIDEO\*\*\* In brief the property comprises; entrance hall, cloakroom WC, living room with bay, modern kitchen diner, with utility. Three good size bedrooms, including master bedroom with en-suite, and family bathroom. Also benefiting from UPVC double glazing gas central heating, off road parking, and single garage. Freehold. Council Tax Band D. EPC Rating C.

## Asking Price Of £329,950

- Immaculate Detached Property
- Three Good Size Bedrooms
- Master With En-Suite
- Spacious Living Room
- Modern Kitchen Diner



## Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

### ENTRANCE HALL

Access to the property via obscure glazed Composite front door, panel radiator, stairs ascending to first floor landing, under stairs storage cupboard, doors to;

### GROUND FLOOR WC

With obscure UPVC double glazed window to front aspect, low level WC, corner hand wash basin, panel radiator, and extractor fan.

### LIVING ROOM

12' 2" x 13' 6" (3.71m x 4.11m) With UPVC double glazed window to front bay aspect, panel radiator.

### KITCHEN DINER

8' 7" x 21' 6" (2.62m x 6.55m) With UPVC double glazed window to rear aspect, UPVC double glazed French doors leading to the garden, panel radiator. Kitchen comes with a modern range of wall and base units with contrasting work tops, and breakfast bar. Inset one and half bowl sink and drainage unit, integrated electric oven with gas hob, and extractor fan. Built in dishwasher, fridge and freezer. Door to;

### UTILITY ROOM

6' 3" x 4' 7" (1.91m x 1.4m) With obscure UPVC double glazed door leading to side access, panel radiator. Work top with under counter

space, and plumbing for washing machine. Location of gas central heating boiler.

### LANDING

Access to the loft hatch with pull down ladders. Airing cupboard housing hot water cylinder. Doors to;

### MASTER BEDROOM

12' 5" x 13' 8" (3.78m x 4.17m) With UPVC double glazed window to front aspect, panel radiator. Door to;

### ENSUITE

6' 8" x 4' 9" (2.03m x 1.45m) With obscure UPVC double glazed window to side aspect, corner shower unit, low level WC, wash basin set in vanity cupboard, heated towel rail, extractor fan, and shaving point.

### BEDROOM TWO

8' 9" x 10' 6" (2.67m x 3.2m) With UPVC double glazed window to rear aspect, panel radiator.

### BEDROOM THREE

10' 2" x 7' 3" (3.1m x 2.21m) With UPVC double glazed window to rear aspect, panel radiator.

### FAMILY BATHROOM

5' 7" x 7' 2" (1.7m x 2.18m) With obscure UPVC double glaze window to front aspect, panel radiator, panelled bath with shower over, low level WC, wash basin, and extractor fan.

### GARAGE

18' 9" x 8' 6" (5.72m x 2.59m) With up and over door, electrics, and lighting. Obscure UPVC double glazed door to rear.

### OUTSIDE

To ,the front is a tarmac driveway providing off road parking, and direct access to a single garage. Slated front border. Side wooden gate,

with paved pathway leading to the rear.

The rear garden has a paved patio area, laid to lawn with surrounding fence panels.

#### GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

Nuneaton & Bedworth Borough Council. Council Tax Banding D. EPC Commissioned.

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,

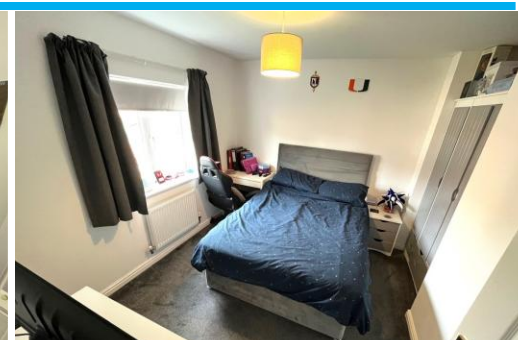
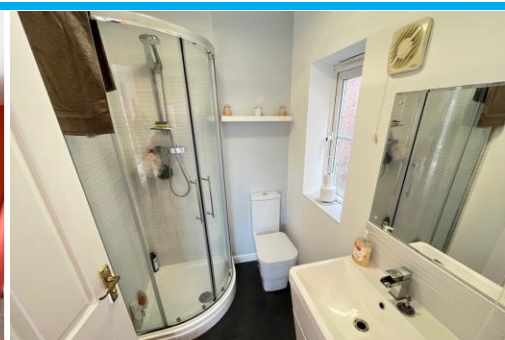
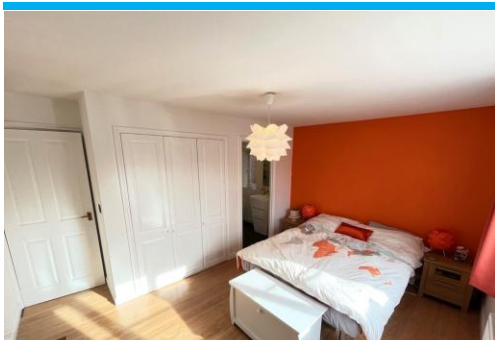
equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

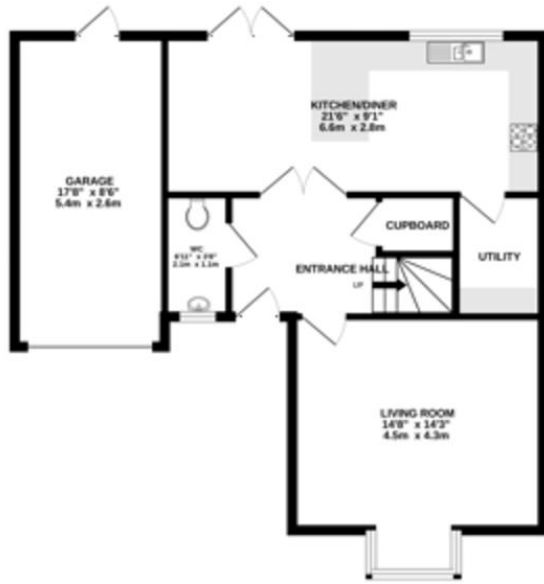
VIEWING: by prior appointment through the Sole Agents.

#### 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



GROUND FLOOR  
679 sq ft. (62.1 sq m.) approx.



1ST FLOOR  
516 sq ft. (48.0 sq m.) approx.



TOTAL FLOOR AREA: 1195 sq ft. (111.0 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 floorplan 1/2020

## Tenure

Freehold

## Council Tax Band

D

## 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             |         |           |
| 69-80 | C             | 74 C    | 78 C      |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |