



## 14 Kings Gardens | Bedworth | CV12 8JG

\*\*\*CHECK OUT THE YOUTUBE VIDEO\*\*\*PLENTY OF PARKING ON KINGS GARDENS\*\*\*OFFERED WITH NO ONWARD CHAIN\*\*\*WELL PRESENTED THROUGHOUT\*\*\*WALKING DISTANCE TO BEDWORTH TOWN CENTRE\*\*\*

In brief the property comprises; entrance hall, kitchen, spacious lounge/diner, three bedrooms and modern bathroom. Also benefiting from UPVC double glazed windows, gas central heating, front block paved drive, rear hardstanding for additional parking, and garage in block. Freehold. Council Tax Band B. EPC Rating C.

## Asking Price Of £199,950

- Mid Terraced No Chain
- Walking Distance To Town Centre
- Parking To Front & Rear & Garage
- Three Bedrooms & Modern Bathroom
- Spacious Lounge Diner



## Property Description

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### ENTRANCE HALL

7' 8" x 6' 1" (2.34m x 1.85m)

### KITCHEN

9' 6" x 9' 0" (2.9m x 2.74m)

### LOUNGE DINER

16' 8" x 15' 4" (5.08m x 4.67m)

### LANDING

### BEDROOM ONE

14' 6" x 9' 1" (4.42m x 2.77m)

### BEDROOM TWO

11' 9" x 8' 7" (3.58m x 2.62m)

### BEDROOM THREE

9' 2" x 6' 0" (2.79m x 1.83m)

### BATHROOM

6' 2" x 6' 4" (1.88m x 1.93m)

### OUTSIDE

Front Block Paved Drive. Rear Hardstanding for additional parking.  
Single Garage In Block.

### GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion. We have been informed that the vendor is not aware of any building safety issues, or

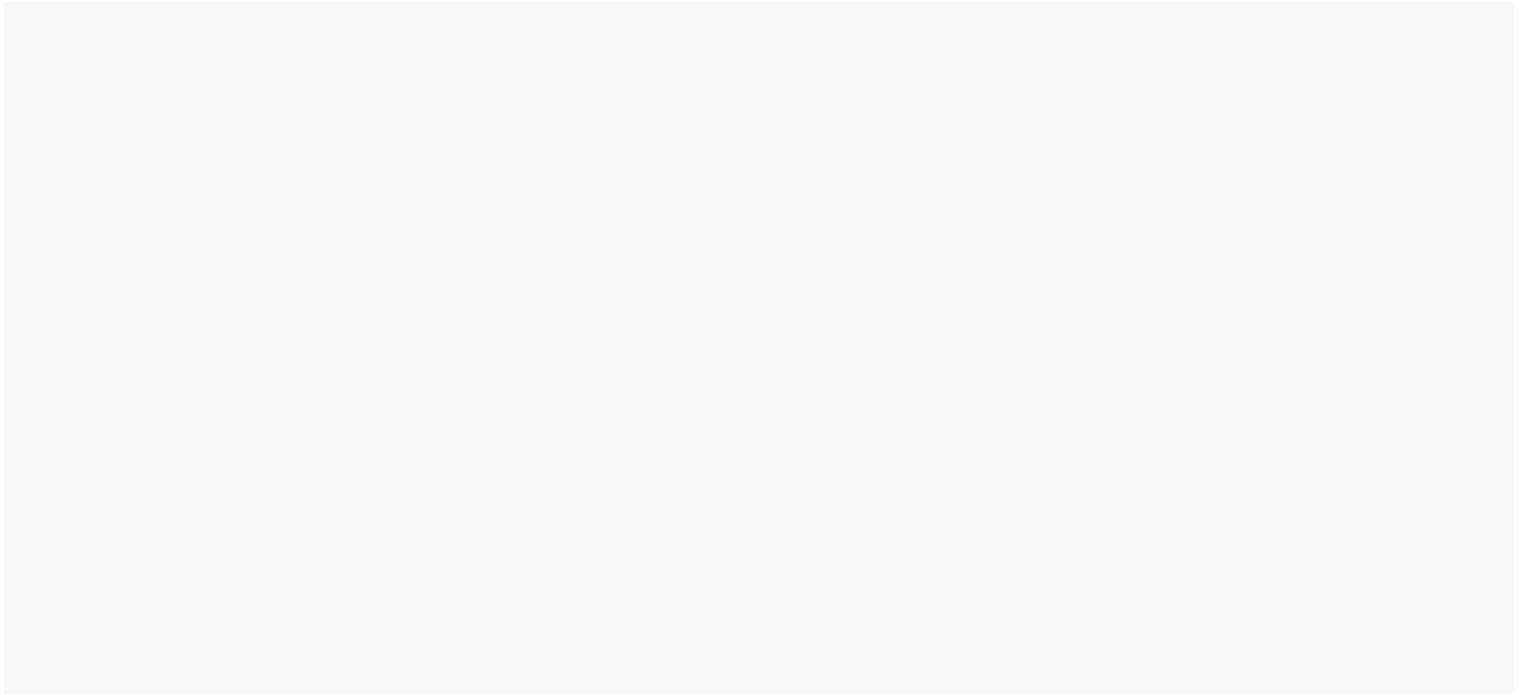
planning application which directly effect the property. No restrictions.  
Ex coal mining area.

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.

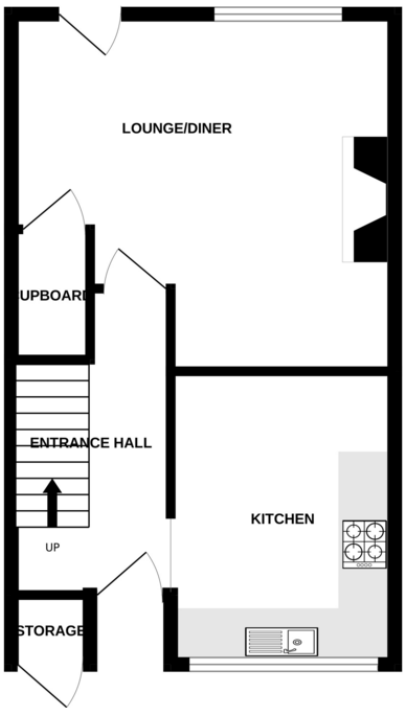
MEASUREMENTS: the measurements provided are given as a general guide only and are all approximate.

VIEWING: by prior appointment through the Sole Agents.

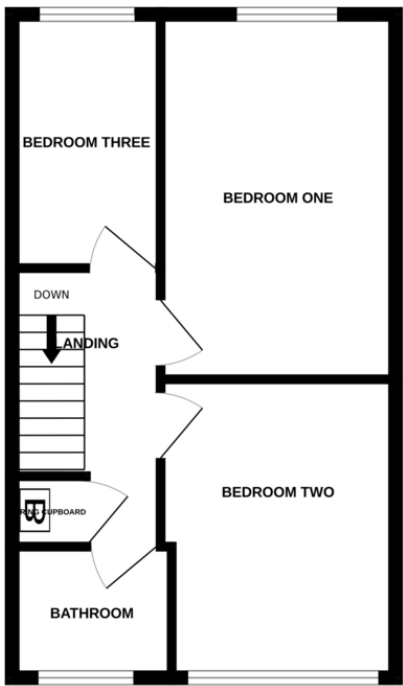




GROUND FLOOR



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

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 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		86 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		