



8 Girtin Close | Bedworth | CV12 8UA

*****IMMACULATE CONDITION THROUGHOUT***EXTENDED SEMI DETACHED LOCATED IN QUIET CUL DE SAC***NO ONWARD CHAIN***** In brief the property comprises; living room with fitted shutter blinds, modern kitchen with quartz work tops, opening into extended dining room. Two bedrooms and shower room to the first floor. UPVC double glazing, gas central heated, tarmac driveway providing off road parking for two vehicles, and private rear garden. Freehold. Council Tax Band B. EPC Rating C.

Asking Price Of £209,950

- Immaculate Condition Throughout
- Extended Semi Detached
- Living Room
- Modern Kitchen and Dining Room
- Two Bedrooms & Shower Room



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

LIVING ROOM

14' 2" x 12' 2" (4.32m x 3.71m) Access to the property via obscure glazed composite front door, UPVC double glazed window to front aspect, fitted shutter blinds, panelled radiator, stairs ascending to first floor landing, door to

KITCHEN

7' 7" x 12' 2" (2.31m x 3.71m) With obscure UPVC double glazed door leading to side access, under stairs storage cupboard, wall mounted radiator. Modern kitchen with a range of wall and base units with 'quartz' work tops, integrated 'Belfast style Sink' built in fridge and freezer, plumbing for washing machine, free standing gas cooker with five ring hob and extractor hood. Ceramic tiles, leading into;

DINING ROOM EXTENSION

9' 1" x 9' 9" (2.77m x 2.97m) With UPVC double glazed windows to side and rear aspects, UPVC double glazed French doors leading to the garden.

LANDING

With obscure UPVC double glazed window to side aspect, doors to;

BEDROOM ONE

10' 5" x 12' 2" (3.18m x 3.71m) With UPVC double glazed windows to front aspect, with fitted shutter blinds, panelled radiator, over stairs

cupboard housing gas central heating boiler.

BEDROOM TWO

11' 0" x 7' 0" (3.35m x 2.13m) With UPVC double glazed window to rear aspect, panel radiator.

SHOWER ROOM

5' 7" x 5' 9" (1.7m x 1.75m) With obscure UPVC double glazed window to rear aspect, corner shower unit, low level WC, wash basin set in vanity unit, heated towel rail, and extractor fan.

OUTSIDE

To the front is a tarmac driveway providing off road parking for two vehicles, laid to lawn. Side gate leading to side paved pathway and storage area with side patio. Laid to lawn rear garden with surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

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

Parts of Bedworth & Exhall are located in an ex coal mining area. 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.

We have been made aware the property is 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.

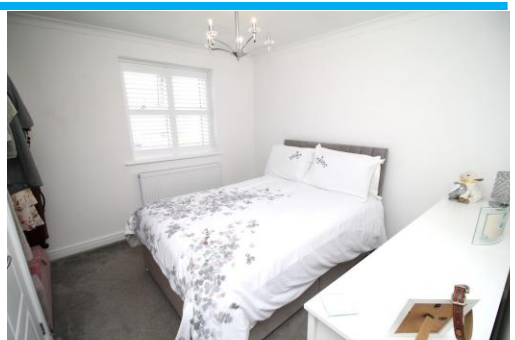
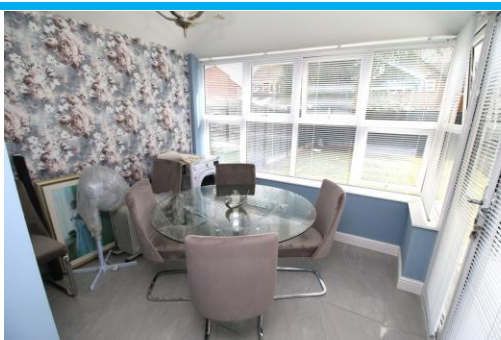
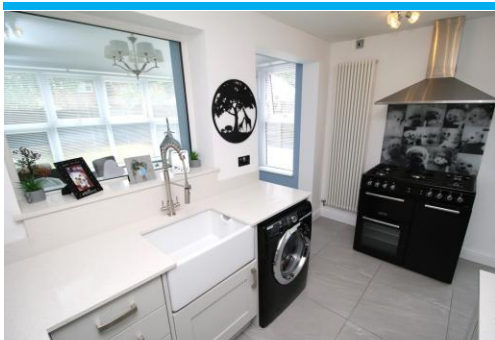
MEASUREMENTS: the measurements provided are given as a general

guide only and are all approximate.

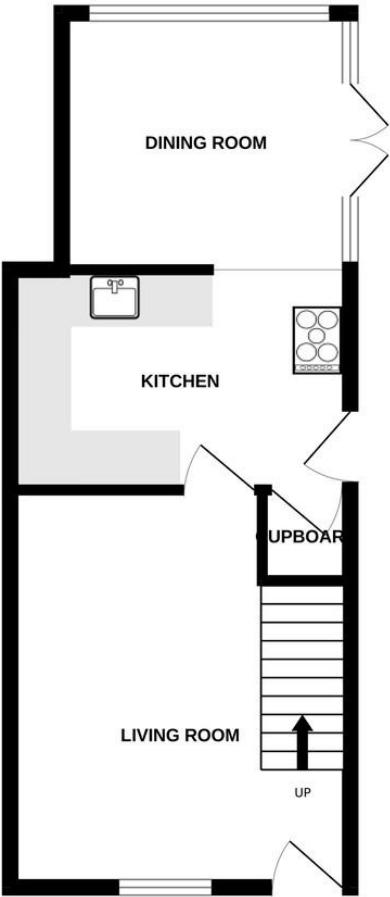
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

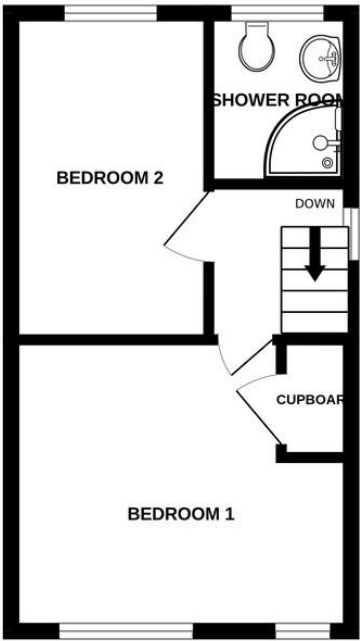
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover the increasing costs of this customer due diligence, as is increasingly standard industry practice.



GROUND FLOOR



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