



9 Linden Lea | Bedworth | CV12 8UD

TWO BEDROOM DETACHED BUNGALOWQUIET CUL DE SAC***POPULAR LOCATION CLOSE TO BEDWOTH TOWN CENTRE***OFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; hallway, two double bedrooms with fitted wardrobes, spacious living room, kitchen diner, and shower room. Also benefiting from UPVC double glazing, gas central heating, driveway, single garage, and private rear garden. Freehold. Council Tax Band D. EPC Rating: D.

Asking Price Of £349,950

- Detached Bungalow
- Lovely Location Near Town Centre
- Two Double Bedrooms
- Spacious Living Room
- Kitchen Diner & Modern Bathroom



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

HALLWAY

Access to the property via obscure UPVC double glazed door, obscure UPVC double glazed window to side aspect, panel radiator, airing cupboard with panel radiator, doors to;

KITCHEN DINER

18' 2" x 8' 9" (5.54m x 2.67m) With UPVC double glazed windows to rear aspect, UPVC double glazed door leading to the garden. Kitchen comes with a range of wall and base units with contrasting work tops, inset stainless steel sink and drainage unit, integrated electric oven with four ring gas hob, and extractor hood. Plumbing for washing machine, space for fridge freezer, panel radiator.

LIVING ROOM

19' 7" x 12' 10" (5.97m x 3.91m) With UPVC double glazed windows to rear aspect, and UPVC double glazed French doors leading to the garden, panel radiators, feature fireplace with inset gas fire.

BEDROOM ONE

15' 9" x 9' 8" (4.8m x 2.95m) With UPVC double glazed window to front aspect, panel radiator, fitted wardrobes, with over bed cupboards, and fitted side dresser.

BEDROOM TWO

11' 2" x 12' 3" (3.4m x 3.73m) With UPVC double glazed window to

front aspect, panel radiator, fitted wardrobes.

SHOWER ROOM

7' 0" x 7' 6" (2.13m x 2.29m) With obscure UPVC double glazed window to side aspect, walk in shower unit, low level WC, and wash basin set in vanity unit. Heated chrome towel rail, and extractor fan.

GARAGE

17' 2" x 7' 10" (5.23m x 2.39m) With up and over door, obscure UPVC double glazed window to rear aspect, obscure UPVC double glazed door leading to garden. Access to the loft hatch. Wall mounted gas central heating boiler. Fitted electrics and lighting.

OUTSIDE

To the front is a block paved driveway with corner gravelled border with shrubs. Side gate with paved pathway leading to the rear garden. The rear garden has a decorative paved patio area, garden mainly gravelled with feature shrubs and trees with surrounding fence panels.

GENERAL INFORMATION / MATERIAL INFORMATION PART 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. Ex Coal Mining Area

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.

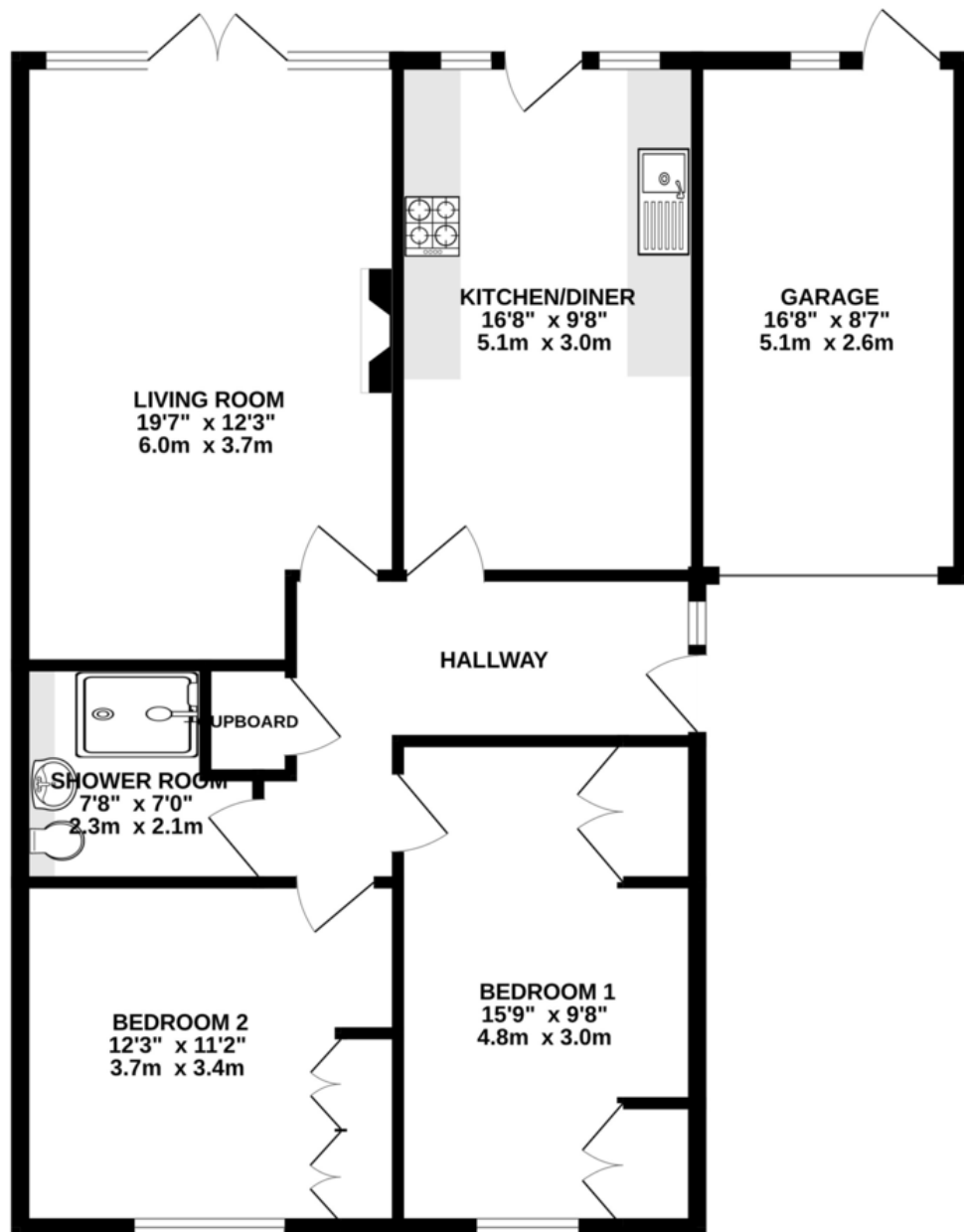
VIEWING: by prior appointment through the Sole Agents.

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
966 sq.ft. (89.7 sq.m.) approx.



Tenure

Freehold

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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.