



74 Mavor Drive | Bedworth | CV12 0HQ

Asking Price Of £175,000

THREE BEDROOM SEMI DETACHED OFFERED WITH NO ONWARD CHAIN In brief the property comprises; entrance hall, lounge/diner, kitchen, three bedrooms, shower room, and separate WC. Also benefiting from UPVC double glazed windows, gas central heating, block paved drive providing off road parking for two vehicles, side access, and rear garden. Freehold. Council Tax Band A. EPC Rating D.

- Semi Detached
- Offered With No Onward Chain
- Three Bedrooms
- Shower Room & Separate WC
- Spacious Lounge Diner



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

LOUNGE DINER

20' 7" x 10' 5" (6.27m x 3.18m)

KITCHEN

10' 1" x 9' 5" (3.07m x 2.87m)

LANDING

BEDROOM ONE

11' 8" x 10' 4" (3.56m x 3.15m)

BEDROOM TWO

8' 8" x 11' 5" (2.64m x 3.48m)

BEDROOM THREE

9' 2" x 9' 4" (2.79m x 2.84m)

SHOWER ROOM

SEPARATE WC

BLOCK PAVED DRIVE

REAR GARDEN

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

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 affect the property. No restrictions. Ex coal mining area. Non standard construction.

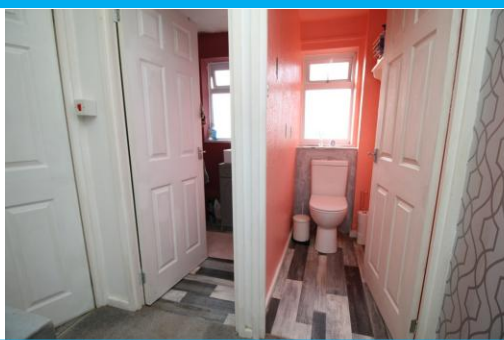
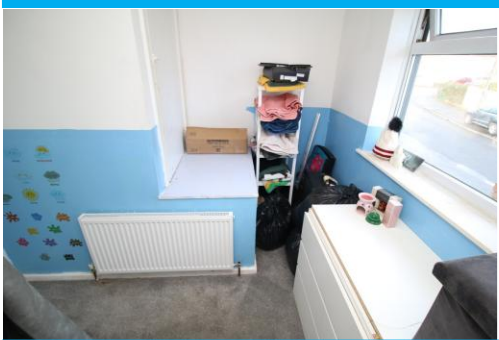
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor. FIXTURES AND FITTINGS: only those 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.

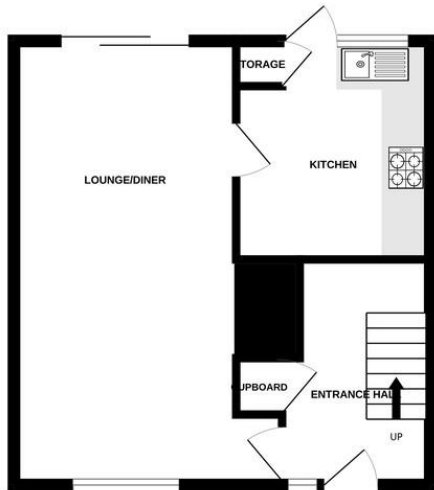
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

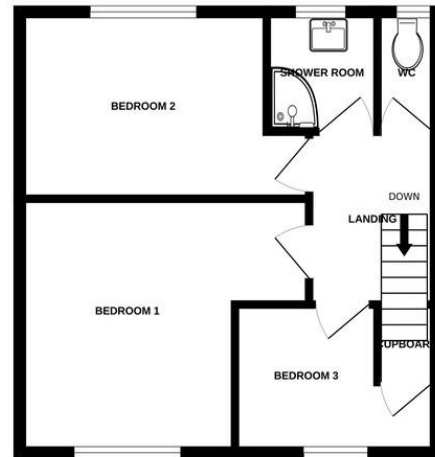
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover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



GROUND FLOOR



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

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Council Tax Band

A

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 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