



15 River Close | Bedworth | CV12 0BZ

THREE BEDROOM SEMI DETACHED OFFERED WITH NO ONWARD CHAIN**GENEROUS REAR GARDEN***QUIET CUL DE SAC LOCATION***** In brief the property comprises; entrance hall, through lounge diner, kitchen, utility room, three bedrooms, and bathroom. Also benefiting from UPVC double glazing, gas central heating, off road parking, driveway, and generous rear garden, and garage. Freehold. Council Tax Band C. EPC Rating D.

Asking Price Of £229,950

- Semi Detached
- Three Bedrooms & Bathroom
- Through Lounge Diner
- Kitchen & Utility Room
- Driveway & Garage



Property Description

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IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via wooden framed obscure glazed door, stairs ascending to first floor landing, obscure glazed window to front aspect, panel radiator, under stairs storage cupboard, further storage cupboard, with obscure UPVC double glazed window to side aspect, and location of gas central heating boiler. Doors to;

LIVING ROOM

12' 7" x 10' 8" (3.84m x 3.25m) With UPVC double glazed windows to front aspect, opening into dining room;

DINING ROOM

13' 3" x 9' 8" (4.04m x 2.95m) With aluminium double glazed sliding patio doors leading to the garden, panel radiator, fitted gas fire.

KITCHEN

9' 9" x 6' 1" (2.97m x 1.85m) With UPVC double glazed window to side aspect, a range of wall and base units with contrasting work tops, inset stainless steel sink and double drainage unit, space for cooker, plumbing for washing machine, opening into;

UTILITY ROOM

5' 4" x 7' 10" (1.63m x 2.39m) With UPVC double glazed window to rear aspect, panel radiator, wooden framed single glazed door leading to side aspect.

LAANDING

With UPVC double glazed window to side aspect, access to the loft hatch, airing cupboard housing gas central heating boiler. Doors to;

BEDROOM ONE

12' 6" x 7' 9" (3.81m x 2.36m) With UPVC double glazed windows to front aspect, panel radiator, built in wardrobe.

BEDROOM TWO

11' 9" x 10' 10" (3.58m x 3.3m) With UPVC double glazed window to rear aspect, panel radiator, built in wardrobes, and fitted wardrobes.

BEDROOM THREE

7' 0" x 8' 5" (2.13m x 2.57m) With UPVC double glazed window to front aspect, panel radiator, over stairs built in cupboard.

BATHROOM

8' 1" x 5' 5" (2.46m x 1.65m) With obscure UPVC double glazed window to side aspect, panelled bath with shower over, low level WC, wash basin, and panelled radiator.

GARAGE

17' 6" x 9' 7" (5.33m x 2.92m) With double doors, glazed window to side aspect, fixed lighting, and electric supply.

OUTSIDE

To the front is a paved, and crazy paved driveway, providing off road parking. Well maintained borders. Side gate leading to side entrance, wooden shed, and access to the garage.

Crazy paved patio to the rear with generous laid to lawn garden, well maintained borders, further wooden shed and raised planters.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

Nuneaton & Bedworth Borough Council. Council Tax Banding C. 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.

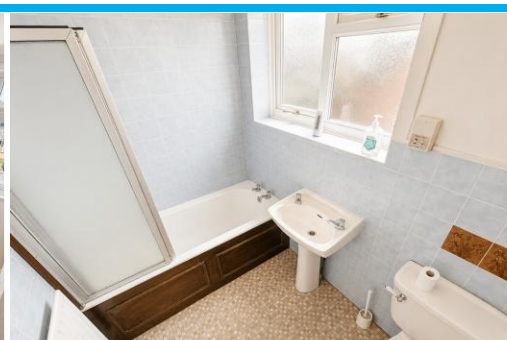
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

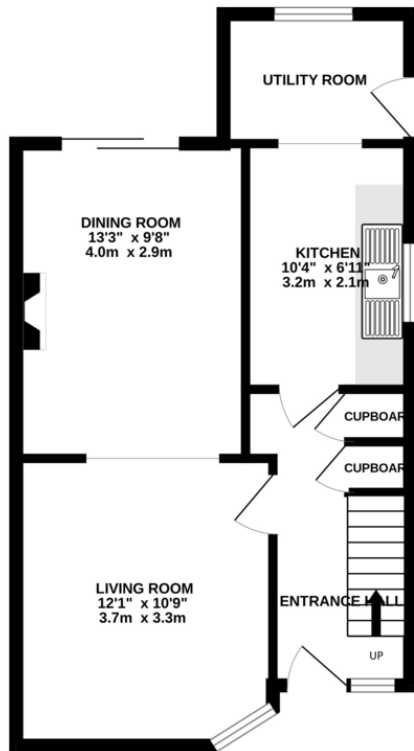
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

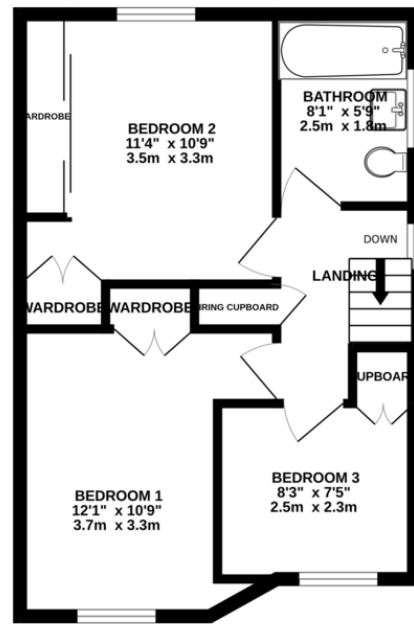
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover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



GROUND FLOOR
442 sq.ft. (41.1 sq.m.) approx.



1ST FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.0 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 Metropix 62026

Tenure

Freehold

Council Tax Band

C

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		