



5 Park Road | Bedworth | CV12 8LH

*****SPACIOUS MID TERRACED HOME WITH LOTS OF CHARACTER***LOFT CONVERSION WITH MASTER BEDROOM & EN-SUITE***THREE DOUBLE BEDROOMS***CLOSE TO BEDWORTH TOWN CENTRE***** In brief the property comprises; entrance hall, two reception rooms, kitchen, two double bedrooms, and bathroom to the first floor, and master bedroom with en-suite to the second floor. Also benefiting from UPVC double glazed windows and shutter blinds (where specified) gas central heating, and generous rear garden. Freehold. EPC commissioned. Council Tax banding B.

Asking Price Of £209,950

- Spacious Mid Terraced
- Loft Conversion
- Master With En-Suite
- Three Double Bedrooms
- Two Bathrooms



Property Description

SPACIOUS MID TERRACED HOME WITH LOTS OF CHARACTERLOFT CONVERSION WITH MASTER BEDROOM & EN-SUITE***THREE DOUBLE BEDROOMS***CLOSE TO BEDWORTH TOWN CENTRE*** In brief the property comprises; entrance hall, two reception rooms, kitchen, two double bedrooms, and bathroom to the first floor, and master bedroom with en-suite to the second floor. Also benefiting from UPVC double glazed windows and shutter blinds (where specified) gas central heating, and generous rear garden. Freehold. EPC commissioned. Council Tax banding B.

IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE HALL

Access to the property via glazed side door, with glazed window to side aspect. Stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, hardwood flooring, doors to;

LIVING ROOM

14' 4" x 11' 9" (4.37m x 3.58m) With UPVC double glazed window to front bay aspect, fitted shutter blinds, panel radiator, and feature log burner, hardwood flooring.

DINING ROOM

13' 2" x 12' 10" (4.01m x 3.91m) With UPVC double glazed window to rear aspect, panel radiator, tiled floor, opening into;

KITCHEN

13' 10" x 6' 9" (4.22m x 2.06m) With UPVC double glazed window to side aspect, obscure glazed door leading to the rear garden. The kitchen comes with a range of wall and base units with solid oak work tops, inset Belfast sink, space for fridge freezer, plumbing for washing machine, plumbing for dishwasher, space for Range master cooker. Tiled floor.

LANDING

With door to stairs access to the second floor. UPVC double glazed

window to side aspect, wall mounted gas central heating boiler, doors to;

BEDROOM TWO

11' 9" x 14' 2" (3.58m x 4.32m) With UPVC double glazed window to front aspect, fitted shutter blinds, panel radiator.

BEDROOM THREE

13' 3" x 11' 11" (4.04m x 3.63m) With UPVC double glazed window to rear aspect, panel radiator.

BATHROOM

8' 6" x 7' 0" (2.59m x 2.13m) With obscure UPVC double glazed window to rear aspect, panel radiator. Bath with shower over, low level WC, wash basin set in vanity cupboard, heated chrome towel rail.

SECOND FLOOR

MASTER BEDROOM

26' 2" x 10' 4" (7.98m x 3.15m) With UPVC double glazed window to rear aspect, panel radiator, eaves storage cupboard, door to;

EN-SUITE

With obscure UPVC double glazed window to rear aspect, panel radiator, shower cubicle, low level WC, wash basin.

OUTSIDE

To the front is a fore garden with surrounding brick wall. Shared paved pathway through wrought iron gate, leading to side gate to access the garden.

The rear garden has a useful storage cupboard, with potential to use the door from the kitchen, creating a larger cupboard or utility room, and outside WC. There is a paved patio area, and hardstanding where there is currently a Hot Tub which the Vendors are looking to sell. Laid to lawn with side borders, and rear paved patio area, and access to a generous wooden shed.

GENERAL INFORMATION / MATERIAL INFORMATION PARTS C

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

Low flood risk

The Vendor has informed the Agent they are not aware of any building safety issues.

Standard Brick Construction

TENURE: we understand from the vendors that the property is freehold with vacant possession on completion.

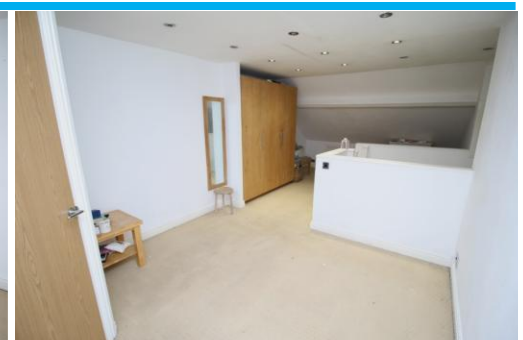
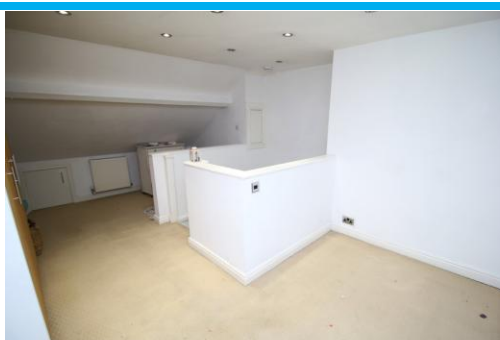
SERVICES: Russell Cope Estate Agents have not tested any apparatus, equipment, fittings, etc, or services to this property, so cannot confirm they are in working order or fit for the purpose. A buyer is recommended to obtain confirmation from their Surveyor or Solicitor.

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.

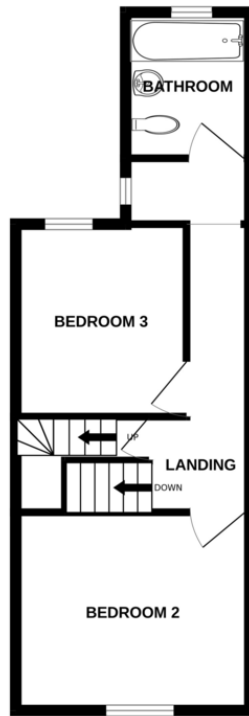
VIEWING: by prior appointment through the Sole Agents.



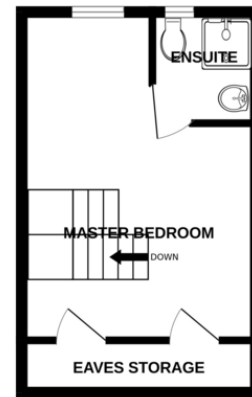
GROUND FLOOR



1ST FLOOR



2ND 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

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