



155 Goodyers End Lane | Bedworth | CV12 0HT

Asking Price Of £255,000

A DELIGHTFUL THREE-BEDROOM BAY-FRONTED SEMI-DETACHED HOME WITH A GENEROUS MATURE REAR GARDEN, OPEN VIEWS, GARAGE AND OFF-ROAD PARKINGOFFERED WITH NO ONWARD CHAIN*** In brief the property comprises; entrance porch, entrance hall, lounge with sliding doors into separate dining room, good size kitchen, conservatory with WC & storage, three bedrooms ,and shower room. Also benefiting from double glazed windows, gas central heating, garage, block paved front drive, and generous size mature rear garden which is not overlooked. Freehold. Council Tax Band C. EPC Commissioned.

- Traditional Bayed Semi Detached
- Lovely Plot With Open Views
- Three Bedrooms & Shower Room
- Two Reception Rooms
- Good Size Kitchen



Property Description

IN MORE DETAIL THE PROPERTY COMPRISES;

ENTRANCE PORCH

Access to the property via obscure glazed UPVC double doors, with aluminium obscure double glazed entrance door leading to;

ENTRANCE HALL

With aluminium obscure double glazed panel windows to front aspect, stairs ascending to first floor landing, under stairs storage cupboard, panel radiator, doors to lounge and dining room, with further door to kitchen.

LOUNGE

14' 7" x 12' 2" (4.44m x 3.71m) With UPVC double glazed window to front bayed access, panel radiator, feature marble fireplace with inset gas fire, sliding glazed doors leading into:

DINING ROOM

12' 5" x 12' 3" (3.78m x 3.73m) With UPVC double glazed window to rear aspect, panel radiator. fitted gas fire.

KITCHEN BREAKFAST ROOM

8' 2" x 14' 6" (2.49m x 4.42m) With UPVC double glazed window to rear aspect. Kitchen comes with a range of wall and base units with roll top work surfaces and breakfast bar, integrated electric oven with four ring gas hob and extractor hood. Plumbing for washing machine. Obscure glazed door leading to:

CONSERVATORY

6' 3" x 8' 3" (1.91m x 2.51m) With UPVC double glazed sliding patio doors leading to outside. UPVC double glazed window to rear aspect, panel radiator. Doors to;

WC

With low level WC, and obscure glazed window to rear aspect.

STORAGE CUPBOARD

With location of gas central heating boiler.

LANDING

With wooden framed double glazed window to side aspect, access to loft hatch, doors leading to;

BEDROOM ONE

16' 3" x 12' 4" (4.95m x 3.76m) With UPVC double glazed window to front bayed aspect, panel radiator, fitted wardrobes.

BEDROOM TWO

11' 8" x 12' 4" (3.56m x 3.76m) With UPVC double glazed window to rear aspect, panel radiator, airing cupboard, and built in wardrobe.

BEDROOM THREE

8' 9" x 5' 6" (2.67m x 1.68m) With UPVC double glazed window to front aspect, panel radiator.

SHOWER ROOM

5' 5" x 7' 1" (1.65m x 2.16m) With obscure UPVC double glazed window to rear aspect, corner shower unit, low level WC, wash basin, panel radiator, extractor fan, and shaver point.

GARAGE

With up and over door.

OUTSIDE

To the front is a block paved driveway, providing off road parking with surrounding brick wall and fencing. Wrought iron side gate leading to a paved pathway to the rear.

The rear garden is of generous size with open views. A very well established garden with mature shrubs and plants, well maintained lawns and various seating areas.

GENERAL INFORMATION / MATERIAL INFORMATION PART C

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

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

Low Flood Risk. Standard Brick 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.

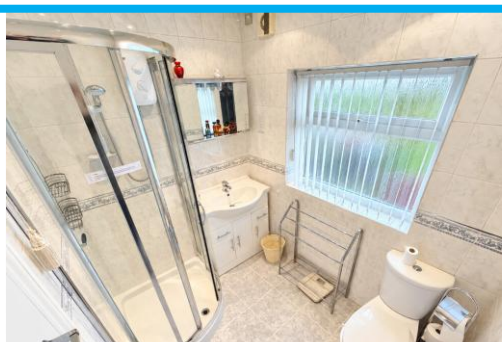
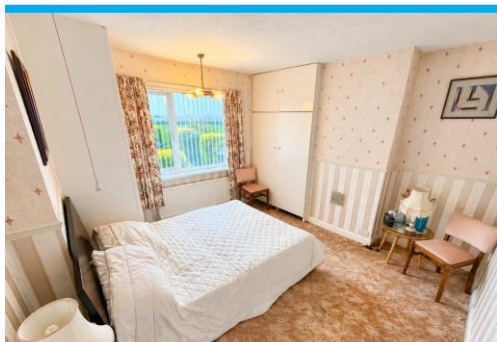
FIXTURES AND FITTINGS: only those as mentioned in these details will be included in the sale.

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

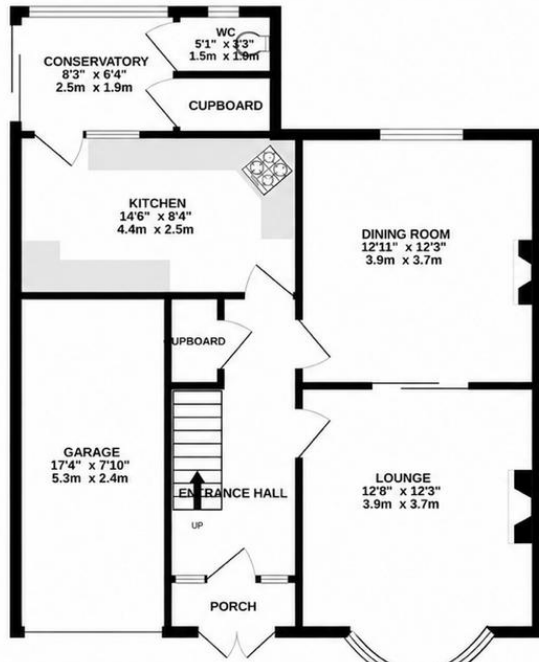
VIEWING: by prior appointment through the Sole Agents.

AML / ID Checks:

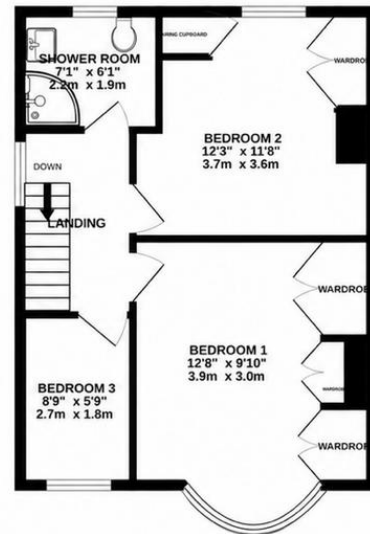
As the appointed selling agent, we are required to conduct ID/AML and source of funds checks for the properties we sell. To date, we have absorbed the associated administrative and third party costs, however, from 1st April 2026, we will be introducing a charge to purchasers of £49 (plus VAT) to cover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



GROUND FLOOR
774 sq.ft. (71.9 sq.m.) approx.



1ST FLOOR
442 sq.ft. (41.1 sq.m.) approx.



TOTAL FLOOR AREA: 1216 sq.ft. (113.0 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.
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Tenure

Freehold

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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 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