



19 Pembury Avenue, Longford, Coventry, CV6 6JT

Asking Price £375,000



Extensively Extended Detached Home With Views Across Longford Park

Large Open Plan Living Area

Extended Sun Room with Sliding Doors onto Patio

Fitted Kitchen with a Utility to the Side

Ground Floor WC

Two Double Bedrooms with a Potential Third Bedroom

Two Fully Tiled Shower Rooms

Two Staircases leading to the First Floor

Private & Mature Rear Garden

Gated Driveway to the Front

Brand New Roof

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Accommodation Comprises

Ground Floor

Porch

Double glazed window to the sides. Composite door into Hallway

Hallway

Stairs off to the first floor. Central heating radiator. Door into:

Open plan Lounge/Diner

7.2m (23' 7") approx widening to 7.8m (25' 7") approx to 5.1m (16' 9") approx widening to 6.6m (21'

Gas fire. 2 x central heating radiators. Laminate flooring. Two double glazed sliding doors into the Extension. UPVC double glazed bay window to the front. Further stairs off to the first floor, door to:

Kitchen

2.9m (9' 6") approx x 2.3m (7' 7") approx
Ample White wall and base units with worktops over. sink unit with mixer tap. Integrated oven and microwave. Integrated induction hob with extractor over. Space and plumbing for a washing machine. Pantry cupboard, pull out larder. Tiled floor and part tiled walls. Double glazed window to the rear. Door into:

Utility

4.9m (16' 1") approx x 2.3m (7' 7") approx
White base units with worktops over. Space for fridge freezer. Space for tumble dryer. Central heating radiator. Storage cupboard housing fuseboard and meters. Double glazed window to the front. Composite door to the rear.

Extended Sun Room

3.6m (11' 10") approx x 7.5m (24' 7") approx.
Central heating radiator. 4 Velux windows. UPVC double glazed large sliding doors into garden. Door into:



Ground Floor WC

White suite comprises: Low level wc. Corner handwash basin. Chrome heated towel rail. UPVC double glazed window to the Rear.

First Floor

Landing

Central heating radiator. UPVC double glazed window to the front. Door into Master Bedroom and:

Shower Room

2.4m (7' 10") approx x 2.0m (6' 7") approx
White low level wc. White wash hand basin. A walk-in Double shower with rainfall shower and 2nd hose. Chrome heated towel rail. Tiled walls and floor. UPVC double glazed window to the rear.

Master Bedroom

3.5m (11' 6") approx x 2.6m (8' 6") approx
Two x double built in wardrobes. UPVC double glazed window to the front. Archway through to Dressing Area/possible bedroom 3:

Dressing area/possible bedroom 3

Central heating radiator. Built in wardrobe. Door onto 2nd landing.

2nd Landing

UPVC double glazed window to the side. Doors into Bedroom 2 and 2nd Shower Room. Airing cupboard. Access to the loft.

Bedroom 2

2.9m (9' 6") approx x 2.8m (9' 2") approx
Central heating radiator. UPVC Double glazed window to the rear. Built in cupboard housing combi boiler.

2nd Shower Room

1.8m (5' 11") approx x 1.8m (5' 11") approx
Fitted bathroom suite with wc, vanity sink unit. Built in storage. Shower cubicle with rainfall shower and 2nd hose. Chrome heated towel rail. Tiled walls and floor. UPVC double glazed window to the rear.



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Outside Gardens

Front Garden: Gated access to direct off road parking and gate for pedestrian access. Mature plants, hedges and palm trees. Rear Garden: Patio leading onto stoned area with Palm trees and mature bushes and shrubs. Hedges to all sides. Side Pedestrian access.



AGENTS NOTES

While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. (2) These particulars do not constitute part or all of an offer or contract. (3) The measurements indicated are supplied for guidance only and as such must be considered incorrect. (4) Potential buyers are advised to recheck the measurements before committing to any expense. (5) Alternative Estates have not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. (6) Alternative Estates have not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

TENURE - FREEHOLD

TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.

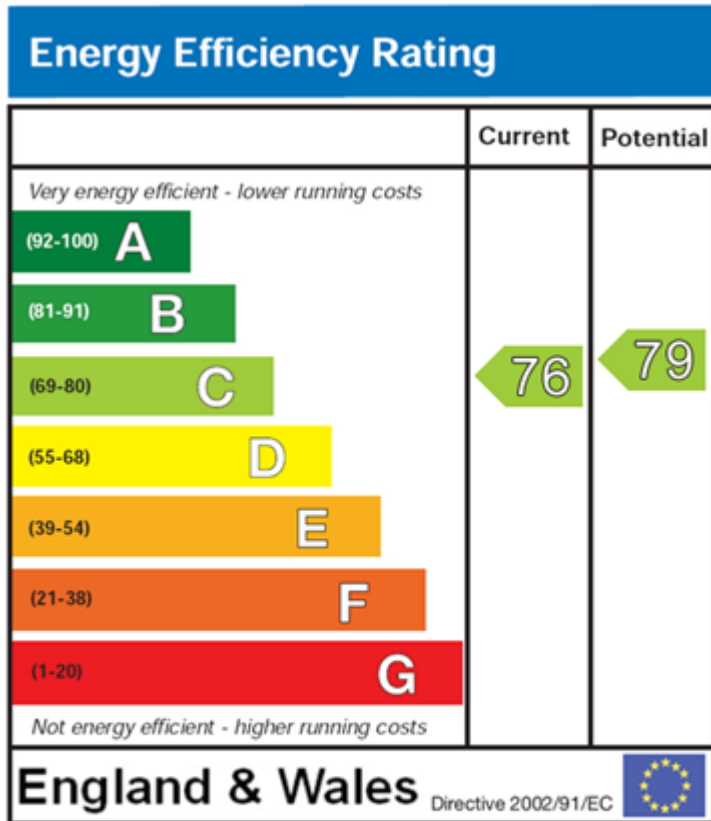


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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



IMPORTANT NOTICE

For the sake of clarification we wish to inform prospective purchasers that these particulars are prepared as a general guide. All measurements are intended only as a general indication of size. Purchasers should be aware that in some properties, sloping ceilings may reduce available space and room plans may vary. Room sizes should NOT be relied on for carpet sizes, fitted furniture, etc. These particulars do not constitute or form part of any contract.

AGENTS NOTES

Please note that we have not carried out any test on any service or installation or fixed appliances. Purchasers are always advised to have their own survey.