



238 Sunnybank Avenue, Stonehouse Estate, Coventry, CV3 4DT

Asking Price £88,000



Two Bedroom Ground Floor Maisonette
uPVC Double Glazed & Gas Centrally Heated
Spacious Lounge
Fitted Kitchen
Fitted Shower Room
Small Foregarden * Rear Garden
37 Year Lease Remaining * Cash Offers Only
No Chain

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Accommodation comprising:

uPVC double glazed door into:

Hall

Understairs cupboard. Central heating radiator. Further built in cupboard housing gas meter.

Lounge

14'10" (4m 52cm) approx. x 10'10" (3m 30cm) approx.
uPVC double glazed window. Central heating radiator.
Electric fire in wooden surround with marble hearth and backing.

Kitchen

10'8" (3m 25cm) approx. x 7'1" (2m 15cm) approx.
Fitted with ample wall and base units with work surfaces over. One and half bowl stainless steel sink. Spaces for white goods. Space for cooker. Tiled splashbacks. Wall mounted gas central heating boiler. Central heating radiator. Part tiled walls. Built in cupboard housing electric meter. uPVC double glazed window.

Bedroom 1

12'11" (3m 93cm) approx. x 9'10" (2m 99cm) approx.
uPVC double glazed door to rear garden with uPVC double glazed window to side. Central heating radiator.

Bedroom 2

11'2" (3m 40cm) approx. x 6'5" (1m 95cm) approx.
uPVC double glazed window. Central heating radiator.

Shower Room

Shower cubicle with shower, white wc and vanity sink unit. Chrome radiator. uPVC double glazed opaque window.

Exterior

Gardens

Front - Laid to lawn with shrub and bush borders. Path to side. Rear - Having hard standing for vehicle and slabbed. Shed.

AGENTS NOTES

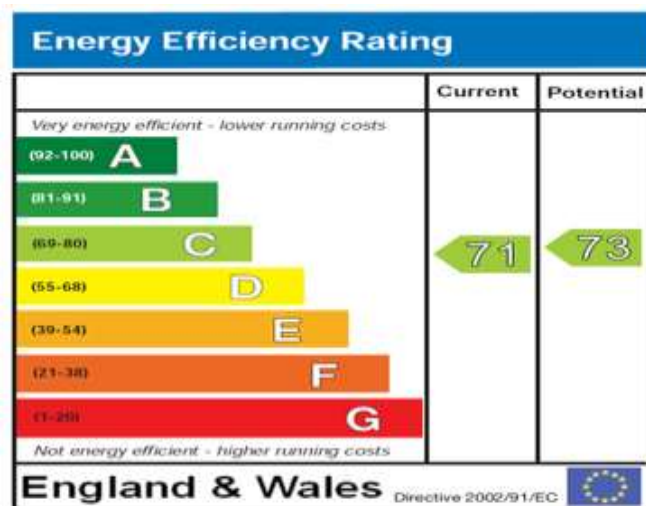
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TENURE - LEASEHOLD

37 Year Lease Remaining with £8 per annum paid for ground rent. Service charge to be confirmed



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.

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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.

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