



82 Monks Road, Binley Woods, Coventry, CV3 2BY

Offers in the Region of £320,000



Three Bedroom Semi-Detached House

Village Location

Spacious Lounge

Fitted Kitchen + Dining Room

Three Bedrooms to the First Floor

First Floor Family Bathroom

Mature South Facing Rear Garden

Full Length Garage With Direct Access from The Driveway

Double Glazing & Gas Central Heating

No Chain

Tel: 024 7655 1919 Email: enquiries@alternativeestates.co.uk

Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

Members of the Property Ombudsman Scheme for Sales & Lettings

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Entrance

Double glazed door into:

Hallway

Central heating radiator, stairs off to the first floor, door into:

Lounge

4.2m (13' 9") (max) x 4.0m (13' 1")

Central heating radiator, fireplace, Double glazed window to the front, Archway to the:

Dining Room

3.1m (10' 2") x 2.6m (8' 6")

Central heating radiator, double glazed sliding door onto the rear garden, door into the:

Kitchen

2.4m (7' 10") x 3.1m (10' 2")

Ample wall and base units with work tops over, sink unit with mixer tap, Four point gas burner, Gas Oven & Grill, space for dish washer, space for fridge, storage cupboard, pantry cupboard, Double glazed window overlooking rear garden, door into the garage:

Landing

All rooms off, access to the loft, storage cupboard housing water tank, Double glazed window to the side.

Bedroom One

3.9m (12' 10") x 3.1m (10' 2")

Central heating radiator, double glazed window to the front, three double built in wardrobes & two single built in wardrobes.

Bedroom Two

3.1m (10' 2") x 3.1m (10' 2")

Central heating radiator, double glazed window to the rear.

Bedroom Three

1.9m (6' 3") x 3.2m (10' 6") (max)

Central heating radiator, double glazed window to the front, over stairs cupboard.



Bathroom

2.0m (6' 7") (max) x 2.2m (7' 3") (max)

Low level WC, Hand wash basin, panelled bath with electric shower & shower curtain, tiled walls, central heating radiator, double glazed window to the rear.

Garage

7.9m (25' 11") x 2.6m (8' 6")

Power & lighting, space for fridge/freezer, double doors onto the driveway, door leading onto the rear garden:

Rear

South Facing Rear Garden which includes a Slabbed patio, mostly laid to lawn with mature shrubs throughout, wooden fencing to both sides & rear.

Front

Driveway with Direct access to the Garage, well kept frontage which is partly laid to lawn, Wooden fencing to one side and a hedge to the other.



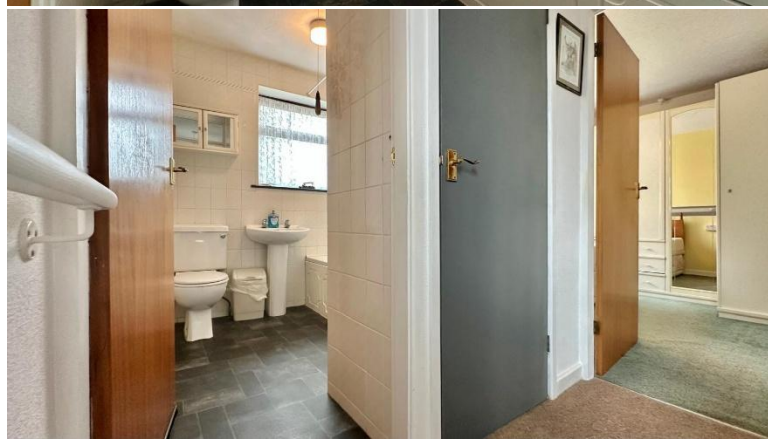
AGENTS NOTES

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

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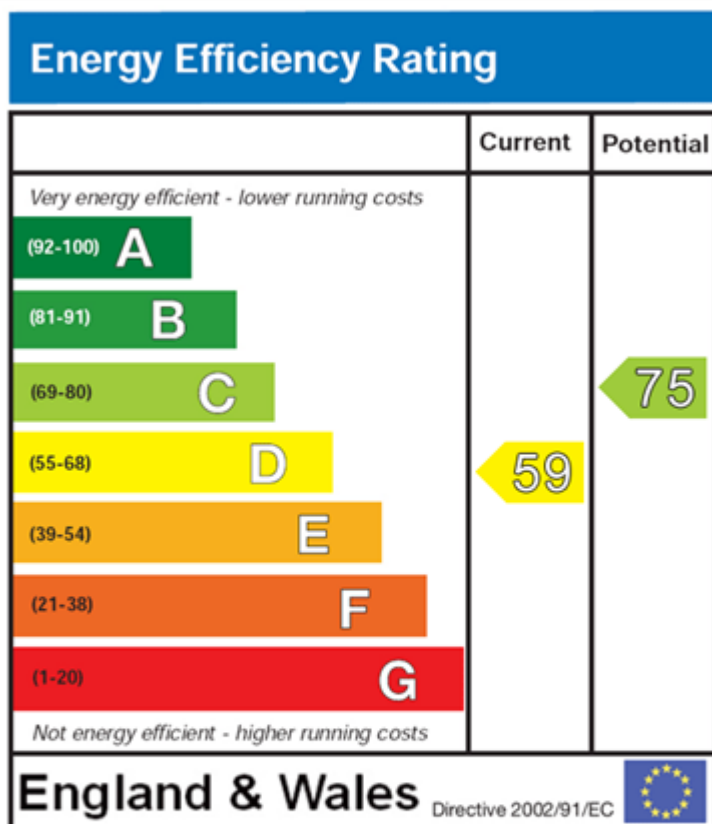
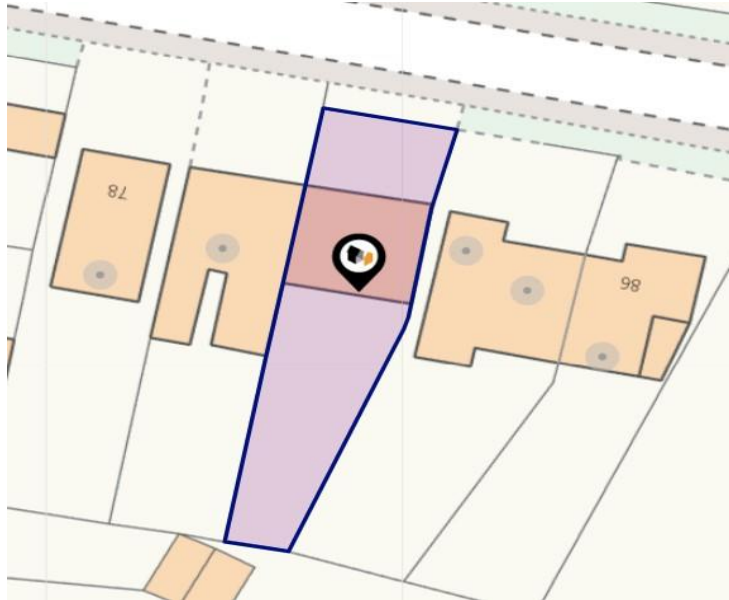
IMPORTANT NOTICE

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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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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