



## **30 Gorseway, Whoberley, Coventry, CV5 8BJ**

Offers in the Region of £275,000



An Extended Three Bedroom Terraced House with Period Features

Stunning Lounge with Log Burner

Fitted Kitchen with Open Plan Dining Area & Snug

Utility/Cloakroom

Three Bedrooms to the First Floor

Fitted Bathroom to the First Floor

Rear Garden with Two Seating Areas & Gated Rear Access

Local Amenities Near by As well as Major Road Links

Gas Central Heating & UPVC Double Glazing

## Entrance

Door into:

## Hallway

Original Minton flooring, stairs off to the first floor, under stairs storage space, central heating radiator, doors to kitchen, snug & lounge:



## Lounge

3.4m (11' 2") x 3.9m (12' 10") (into bay window)  
UPVC Double glazed bay window to the front, log burner with oak surround, central heating radiator.



## Kitchen

4.7m (15' 5") x 2.3m (7' 7") (max)  
Ample wall and base units with oak work tops, Belfast sink unit with mixer tap, space for cooker with extractor over, space for dish washer, space for American Fridge/Freezer, original Minton flooring, central heating radiator, Velux window, an opening onto the dining area & snug.



## Dining Area & Snug

7.5m (24' 7") x 3.2m (10' 6") (max)  
UPVC Double glazed French doors onto patio, Velux window, central heating radiator, space for large dining table, gas fire.



## Utility/Cloakroom

1.7m (5' 7") (max) x 1.8m (5' 11") (max)  
Low level WC, hand wash basin with mixer tap, space for washing machine, tiled floor, UPVC Double glazed window to the rear.



## Landing

All rooms off, access to the loft.

## Bedroom One

3.1m (10' 2") x 3.9m (12' 10") (into the bay window)  
UPVC Double glazed bay window to the front, central heating radiator.

## Bedroom Two

3.1m (10' 2") x 3.2m (10' 6")  
UPVC Double glazed window to the rear, central heating radiator.

### **Bedroom Three**

2.2m (7' 3") x 1.9m (6' 3")

UPVC Double glazed window to the front, central heating radiator.

### **Bathroom**

1.8m (5' 11") x 1.6m (5' 3")

Low level WC, vanity sink unit with mixer tap & storage below, panelled bath with shower & shower screen, tiled floors & walls, UPVC Double glazed window to the rear, central heating radiator,



## AGENTS NOTES

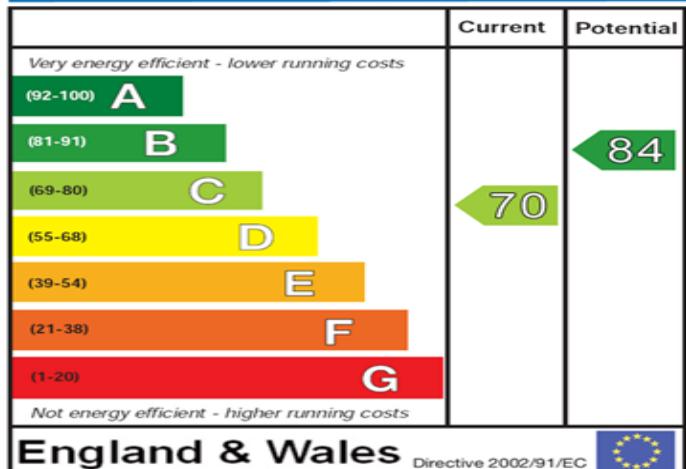
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## TENURE - FREEHOLD

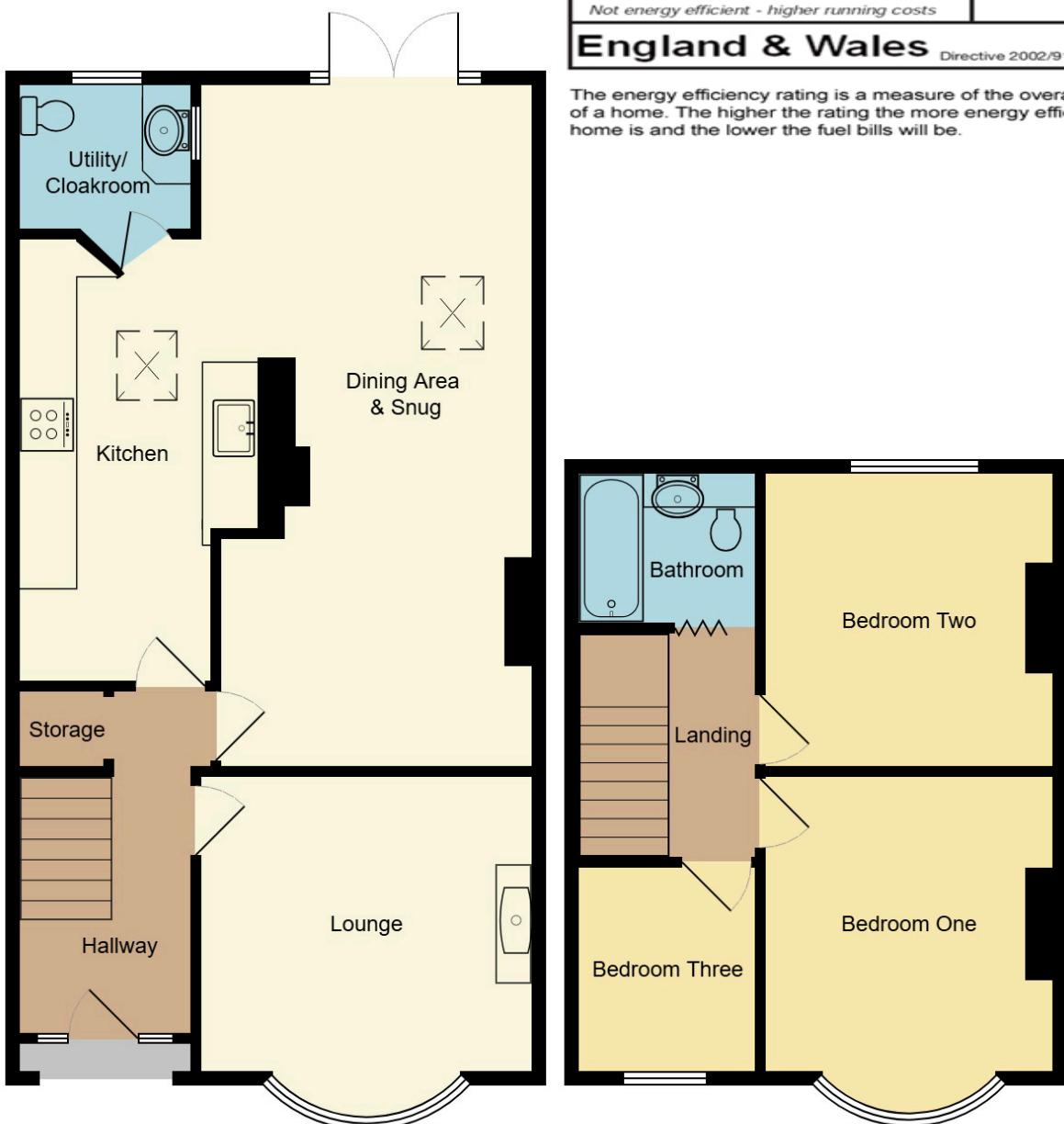
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



### Energy Efficiency Rating



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.

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