



99 Radford Road, Radford, Coventry, CV6 3BP

Asking Price £237,500



Three Bedroom End of Terrace House
Re-Fitted Kitchen
Spacious Through Lounge Diner
Three Good Sized Bedrooms to the First Floor
Fitted Bathroom to the First Floor
Landscaped Rear Garden with Patio
Large Front Driveway with Vehicle Side Access Via Up & Over Door
Gas Central Heating & Double Glazing
Within Close Proximity to the City Centre

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

99 Radford Road, Radford, Coventry, CV6 3BP

Accommodation Comprises

Ground Floor

Entrance to:

Hallway

Stairs off to the first floor with understairs cupboard, Central heating radiator, Tiled floor, Double doors into through Lounge Diner.

Through Lounge Diner

3.7m (12' 2") approx x 7.8m (25' 7") approx

Double glazed bay window to the front, Two central heating radiators, Gloss vinyl flooring, Double sliding doors to rear.

Kitchen

5.5m (18' 1") x 2.3m (7' 7") approx

Re-Fitted Kitchen with ample wall and base units with worktops over, Integrated 4 point gas cooker with extractor over, Electric oven and grill, Black sink with mixer tap, space for washing machine, Space for fridge/freezer, Wall mounted combi boiler, Double glazed windows to the rear and side, Door to patio.

First floor

Landing

Access to loft, Doors to all rooms:

Bedroom One

3.6m (11' 10") approx x 4.0m (13' 1") approx (into bay)

Double glazed window to the front, Central heating radiator

Bedroom Two

3.6m (11' 10") approx x 3.5m (11' 6") approx

Double glazed window to the rear, Built-in wardrobes, Central heating radiator.

Bedroom Three

1.8m (5' 11") approx x 2.3m (7' 7") approx

Double glazed window to the front, Central heating radiator.



99 Radford Road, Radford, Coventry, CV6 3BP

Bathroom

1.8m (5' 11") approx x 1.7m (5' 7") approx

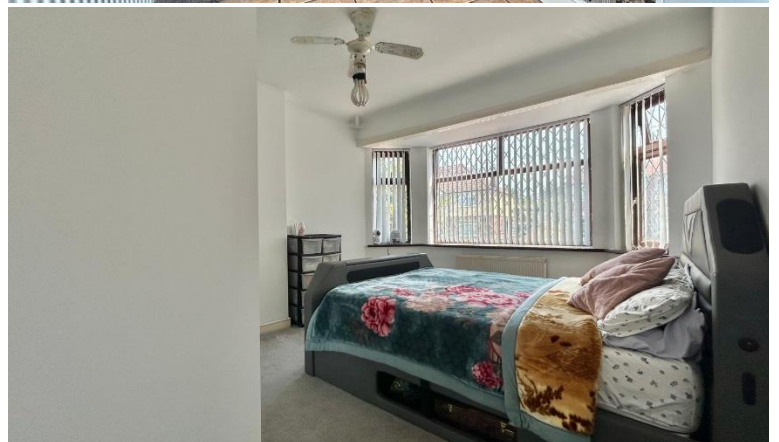
Fitted suite with low-level WC, wash-hand basin, panelled bath with electric shower over, Central heating radiator, Double glazed window to the rear.

Rear

Large Patio area for outdoor seating & dining, then a well maintained laid to lawn area, with wooden fencing to both sides & rear, a timber shed, vehicle side access via an up & over door.

Front

Large Driveway with direct vehicle access to the side, wooden fence to both sides & a brick wall to the front.



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.

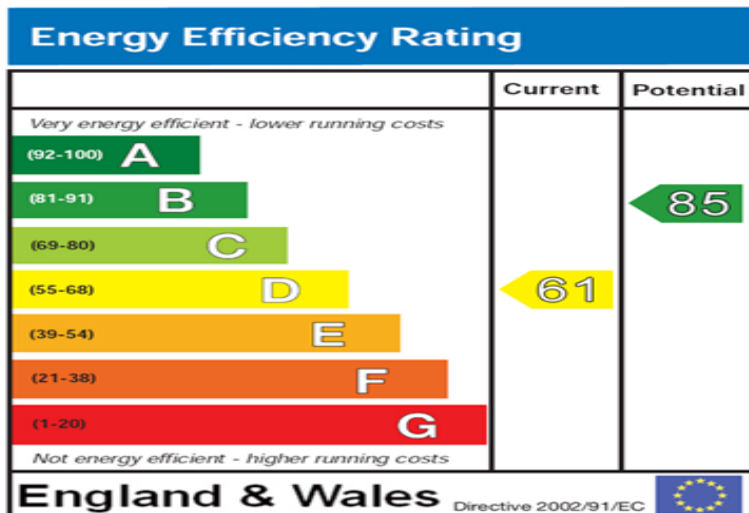
TENURE - FREEHOLD

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.



99 Radford Road, Radford, Coventry, CV6 3BP





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.

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents