



45 Avondale Road, Brandon, Coventry, CV8 3HS

Asking Price £275,000



Modern Three Bedroom End Terrace Property
Newly Re-decorated and new Flooring
Spacious Lounge with Feature Fireplace
Fitted Kitchen
First Floor Bathroom
Main Bedroom with En Suite Shower Room
uPVC Double Glazed & Gas Centrally Heated
Gardens to Front & Rear
Garage to Rear
NO CHAIN

Accommodation Comprising

Solid door with double glazed panel inset into:

Hall

Stairs off to the first floor. Central heating radiator. Doors to Kitchen, Cloakroom and Lounge.

Lounge

5.33m (17' 6") approx. x 2.84m (9' 4") approx widening to 4.68m (15' 4") approx.

uPVC double glazed window. Two central heating radiators. Feature fireplace with electric fire inset. uPVC double glazed Patio door.

Kitchen

7'10 (2.13 M) approx. x 9'3 (2.74 M) approx.

Fitted with ample wall and base units with work surfaces over. Built in electric oven, gas hob and extractor fan over. Stainless steel sink. Tiled splashbacks. Plumbing and space for automatic washing machine, dishwasher and fridge freezer. uPVC double glazed window to the front.

Cloakroom

Soft cream pedestal wash hand basin and close coupled wc. uPVC double glazed window to the front.

First Floor

Landing

Access to loft being insulated. All rooms off.

Bedroom 1

2.56m (8' 5") approx x 3.10m (10' 2") approx

Two uPVC double glazed windows to the rear. Central heating radiator. Built in double wardrobe. Doorway into:

En Suite

Double shower unit. Shower being fully tiled. Pedestal wash hand basin. Tiled splashbacks.

Bedroom 2

2.79m (9' 2") approx x 2.58m (8' 6") approx

uPVC double glazed window to the front. Central heating radiator. Airing cupboard housing gas central heating boiler (new fitted within the last 12 months).

Bedroom 3

3.56m (11' 8") approx x 2.21m (7' 3") approx

uPVC double glazed window. Central heating radiator



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Bathroom

Fitted Suite comprising of panelled bath with rail and curtain , pedestal wash hand basin and close coupled wc. Part tiled walls.

Exterior

Gardens

Front - Block Pathway up. Fenced with gate to Rear garden. Small artificial grass area. Railed fence to the front Rear - Slabbed patio area. Laid to lawn with path up. Access to Garage.

Garage

Garage with space to front and working electrics.

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.

FREEHOLD

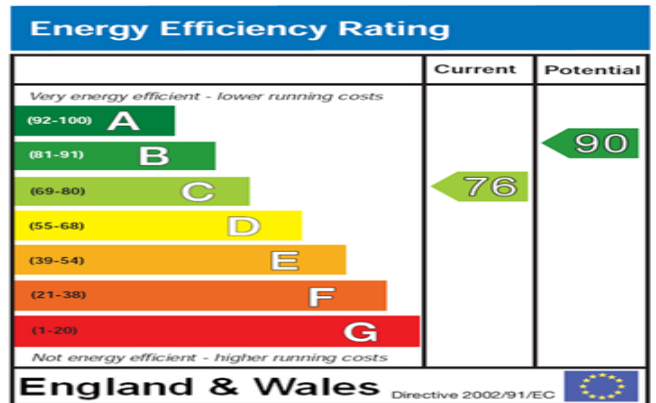
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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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.

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