



260 Henley Road, Coventry, CV2 1AX

Asking Price £265,000



An Extended Three Bedroom Semi-Detached House
Spacious Through Lounge Diner
Fitted Breakfast Kitchen
Conservatory
Three Double Bedrooms to the First Floor
Re-Fitted Shower Room to the First Floor
Large Landscaped Rear Garden
Detached Garage to the Rear with Vehicle Access
Driveway to Front Offering Ample Parking
Gas Central Heating & UPVC Double glazing

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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

Entrance

Composite door to:

Hallway

Central heating radiator, stairs off to the first floor, two understairs storage cupboards, doors off to all rooms:

Through Lounge Diner

7.8m (25' 7") x 3.5m (11' 6")

Two central heating radiators, gas fire, double glazed window to the front, double glazed sliding doors onto the conservatory.

Conservatory

2.9m (9' 6") x 3.0m (9' 10")

Central heating radiator, UPVC Double glazed window to the rear & side, UPVC Double glazed French doors onto the Decking.

Breakfast Kitchen

4.4m (14' 5") x 2.8m (9' 2")

Ample wall and base units with work tops over, stainless steel sink unit with drainer & mixer tap, integrated dish washer, space for washing machine & dryer, five point gas hob with extractor over, integrated electric oven & grill, integrated fridge/freezer, Breakfast bar with seating for four diners, tiled splashbacks, UPVC Double glazed window to the side & rear, UPVC Double glazed door onto the decking.

Landing

UPVC Double glazed window to the side, loft access, all rooms off:

Bedroom One

3.3m (10' 10") (max) x 4.4m (14' 5")

Full length built in wardrobes with bed recess over, Central heating radiator, UPVC Double glazed window to the rear.

Bedroom Two

3.7m (12' 2") x 2.9m (9' 6")

Central heating radiator, UPVC Double glazed



window to the rear.

Bedroom Three

3.4m (11' 2") x 2.8m (9' 2")

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

Shower Room

2.4m (7' 10") x 2.2m (7' 3")

Low level WC, vanity sink unit with storage below, two wall mounted cupboards, shower cubicle with sliding door, tiled walls, chrome heated towel rail, UPVC Double glazed window to the front.

Garage

4.6m (15' 1") x 3.5m (11' 6")

Up & over door, power & lighting, space for fridge/freezer, direct vehicle access from rear access.

Rear

Well presented rear garden benefiting from large decking area with steps down to a laid to lawn area with an additional decking area, partly pebbled section, pedestrian access to the rear & to the garage, slabbed pathway leading down the garden, wooden fencing to both sides with shrub borders.

Front

Driveway which offers ample off road parking, wooden fence to side & brick wall to other side & front, well maintained hedge to 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

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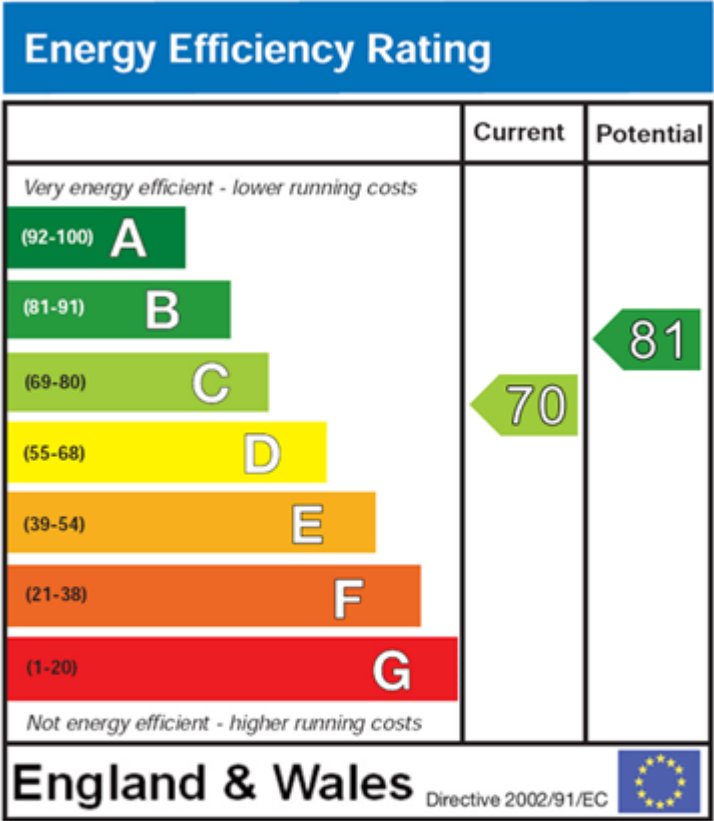
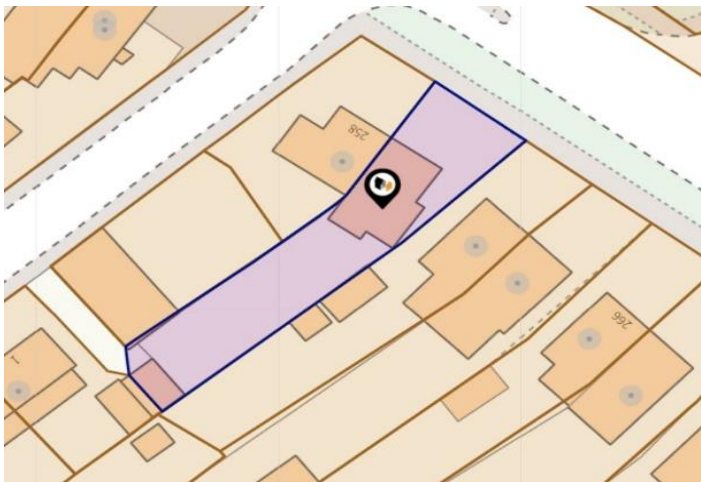


IMPORTANT NOTICE

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.



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.

