



243 Swan Lane, Stoke, Coventry, CV2 4GH

Asking Price £170,000



**TWO BEDROOM MID TERRACE HOUSE
CLOSE TO LOCAL AMENITIES AND ACCESS TO CITY CENTRE
LOUNGE
DINING ROOM
FITTED KITCHEN
GROUND FLOOR BATHROOM
TWO BEDROOMS TO THE FIRST FLOOR
LOW MAINTENANCE REAR GARDEN
GAS CENTRAL HEATING AND DOUBLE GLAZING
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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Accommodation Comprises:

Ground Floor

Composite door into

Lounge

3.6m (11' 10") approx x 3.4m (11' 2") approx

UPVC double glazed window to the front. Central heating radiator. Archway with stairs off to the first floor and door to:

Dining Room

3.6m (11' 10") approx x 3.4m (11' 2") approx

UPVC double glazed window to the rear. Central heating radiator. Built-in storage and understairs cupboard

Kitchen

1.9m (6' 3") approx x 2.5m (8' 2") approx

Fitted kitchen with ample wall and base units with worktops over. Stainless steel sink drainer sink unit with mixer tap. Space for washing machine, space for cooker. UPVC Double glazed window to the side. Wall mounted combi boiler. Archway into:

Rear Lobby

Space for fridge freezer. Door into the garden and door into:

Bathroom

1.9m (6' 3") approx x 1.8m (5' 11") approx

Fitted suite comprising: Low level wc, pedestal wash hand basin, panelled bath with shower over. Tiled flooring. OPart tiled walls. Central heating radiator. UPVC double glazed window to the side.

First Floor

Landing

With doors to bedrooms off:

Bedroom 1

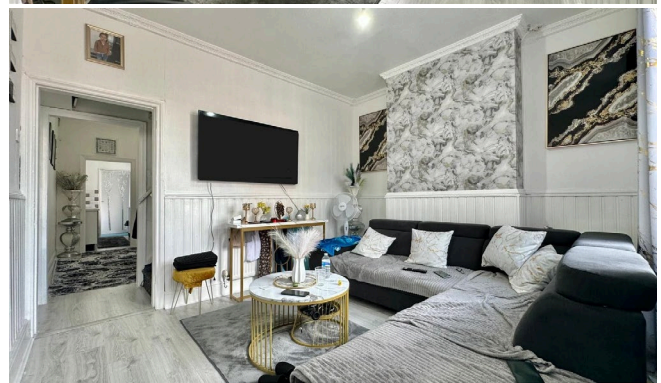
3.6m (11' 10") approx x 3.4m (11' 2") approx

Central heating radiator. UPVC double glazed window to the rear.

Bedroom 2

3.6m (11' 10") approx x 3.4m (11' 2") approx

Central heating radiator. UPVC double glazed window to the front. Storage cupboard



Outside

Gardens

Front Garden: Small foregarden with path leading up

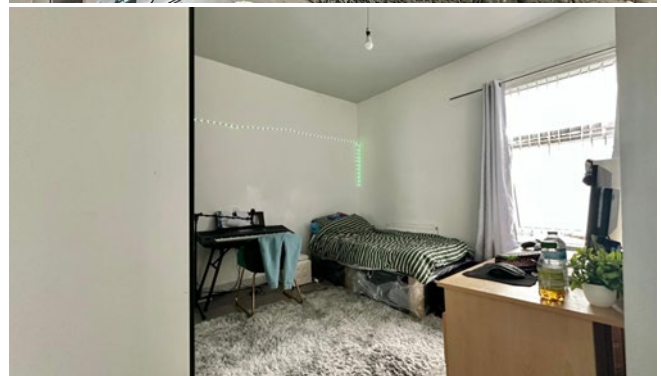
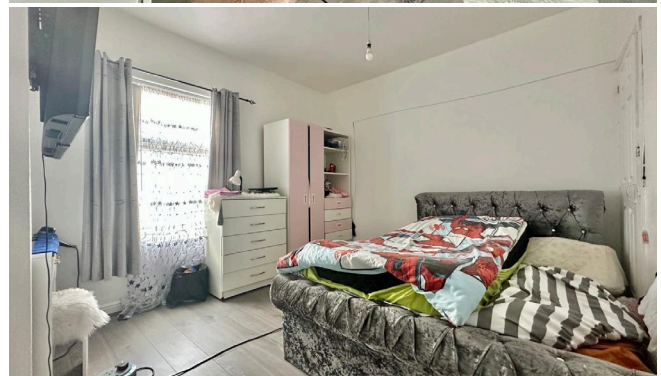
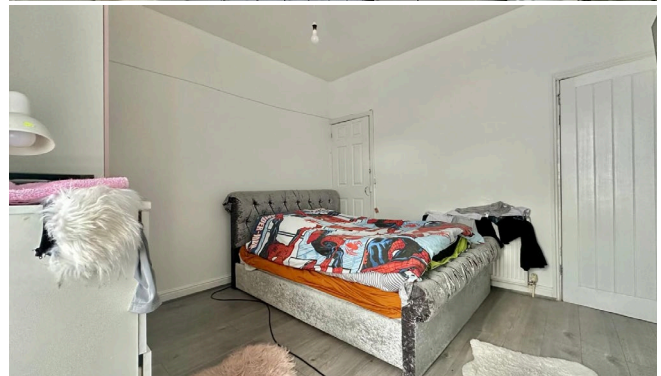
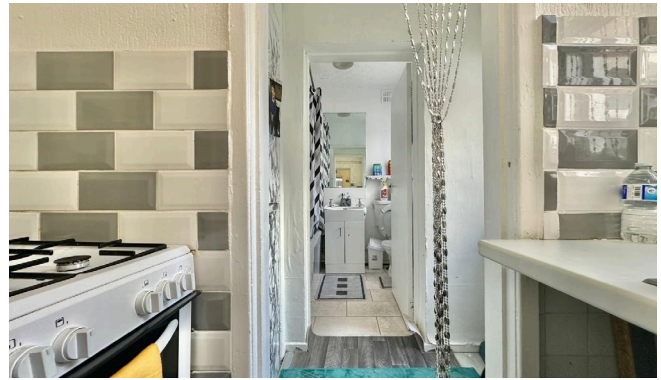
Rear Garden: Block paved path to garden being raised with pathway up. crazy paving to one side and small grass area and slabbed to other side.


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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		74
(55-68) D	65	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales Directive 2002/91/EC 		

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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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.

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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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