



92 Nuffield Road, Courthouse Green, Coventry, CV6 7HW

Asking Price £276,000



Largely Extended Three/Four Bedroom Mid Terrace House

Fitted Kitchen with a Ground Floor WC

Extended Orangery with Large Skylight

Lounge to the Front

Two Bedrooms & a Study to the First Floor

Re-Fitted Family Bathroom to the First Floor

Master Bedroom with En-Suite to the Second Floor

Good Size Rear Garden

Driveway to the Front

Gas Central Heating & UPVC Double Glazing

Entrance

Composite door to:

Hallway

Central heating radiator, understairs storage, stairs off to the first floor, doors to the lounge & kitchen:



Lounge

3.2m (10' 6") x 3.3m (10' 10")

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



Kitchen

3.8m (12' 6") x 3.2m (10' 6")

Ample wall & base units with work tops over, stainless steel sink unit with mixer tap, integrated dishwasher, space for washing machine & dryer, integrated electric oven & grill, four ring gas burner with extractor above, space for fridge/freezer, door to WC & storage cupboard, opening to the extended 'orangery'.



Extended 'Orangery'

4.3m (14' 1") x 4.0m (13' 1")

UPVC Double glazed French doors onto patio, UPVC Double glazed windows facing the rear garden & large skylight.



Ground Floor WC

1.0m (3' 3") x 1.5m (4' 11")

Low level WC, hand wash basin with storage below, cupboard housing new combi boiler.

Landing

All rooms off, stairs off to the second floor.



Bedroom Two

3.3m (10' 10") x 3.0m (9' 10")

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

Bedroom Three

2.7m (8' 10") x 3.0m (9' 10")

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

Study

1.5m (4' 11") x 1.7m (5' 7")

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

Re-Fitted Bathroom

1.6m (5' 3") x 1.7m (5' 7")

Low level WC, hand wash basin, panelled bath with shower above & shower curtain, fully tiled walls, chrome heated towel rail, UPVC Double glazed window to the rear.



Second Landing

Door off to Master Bedroom:

Master Bedroom

3.6m (11' 10") (max) x 4.5m (14' 9")

Central heating radiator, Velux window to the front, UPVC Double glazed window to the rear, doors into the eves & En-suite:



En-Suite

Low level WC, vanity sink unit with storage below, corner shower cubicle, UPVC double glazed window to the rear, black heated towel radiator.



Rear

Mature rear garden benefiting from a patio area for outdoor seating & dining, mature shrub borders & fruit trees, large wooden shed, wooden fencing to both sides, vehicle rear access.

Front

Driveway offering off road parking.



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.



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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.

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