



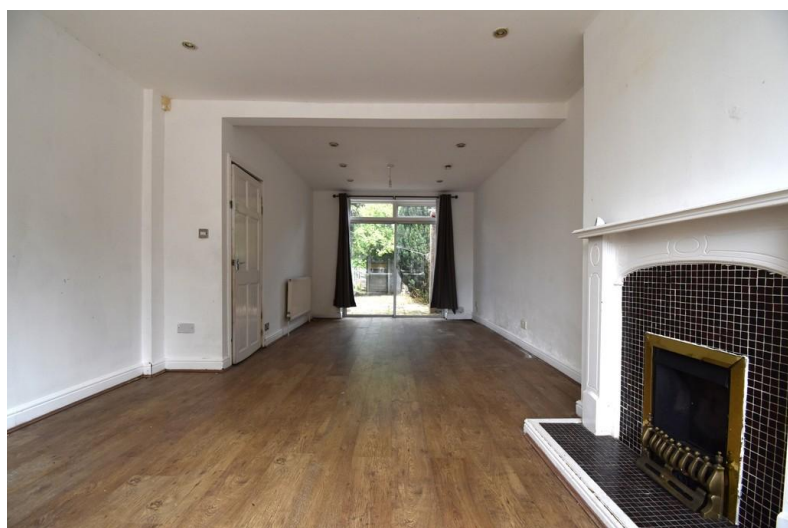
Cloud9 Estates

481 Binley Road
Binley, Coventry, CV3 2DF

- 3 Bedroomed Mid Terraced
- Double Glazed
- Gas Central Heating (NOT TESTED)
- Through Lounge

£185,000

EPC Rating '59'





Property Description

PROPERTY DESCRIPTION

A double bayed Three Bedroomed Mid-Terraced dwelling situated to the east of the City and affording NO UPWARD CHAIN.

Affording Double Glazing and Gas Central Heating (NOT TESTED) this ideal first-time purchase/investment opportunity briefly comprises; storm porch, entrance hallway, 'through' lounge, fitted kitchen, two double bedrooms, a further single bedrooms and a 1st floor Bathroom.

Externally are found a fore garden and a rear garden providing access to the garage.

The property is situated close to local amenities, enjoys excellent transport links to and from the City Centre and schools/centres of education including Ernesford Grange Primary School,



Don't miss out - book your viewing today with the award winning Cloud9 Estates!

EPC rating 'D'

'THROUGH' LOUNGE

3.75m max/3.24m min x 7.75m max in to the bay window.

KITCHEN

4.84m x 2.25m

BEDROOM ONE (FRONT)

4.2m X 3.31m



BEDROOM TWO (REAR)

3.42m x 3.5m

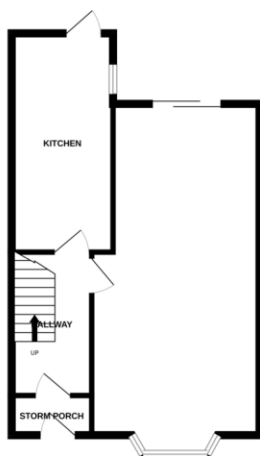
BEDROOM THREE

2.13m x 2.30m

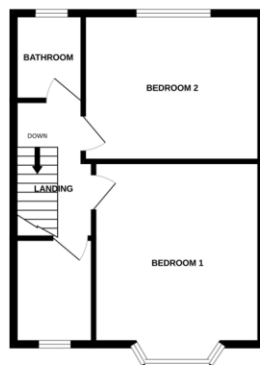
BATHROOM



GROUND FLOOR



1ST FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	59	81
(39-54) E		

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of areas, volumes, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or misstatements. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and equipment shown have not been tested and no guarantee as to their condition or efficiency can be given.
Made with SketchUp 2020

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements