



**192 Bridgeacre Gardens
Coventry, CV3 2NP**

- Semi Detached Family Home
- Double Glazed
- Gas Central Heating
- Living Room

Offers Over £300,000
EPC Rating '82'





Property Description

DESCRIPTION

This spacious and well-presented four-bedroom semi-detached home is located to the east of Coventry, in a popular residential area just off Clifford Bridge Road. Offering double glazing and gas central heating, the property is ideal for growing families.

The ground floor features a welcoming entrance porch, a generous living room, a separate dining room, a well-appointed kitchen, and a useful ground floor shower room.

Upstairs, the home comprises four good-sized bedrooms and a modern family bathroom, providing ample space for family living or home working.

Outside, the property boasts a private rear garden, mainly laid to lawn and enclosed by neighbouring boundaries, ideal for children, entertaining, or relaxing. There is also a neat front garden, off-road parking, and an integral garage, offering both practicality and storage.





Situated close to local amenities, schools, and excellent transport links, this property offers a fantastic opportunity to secure a well-located and versatile family home.

Important Note To Purchasers

As part of compliance with Anti-Money Laundering Regulations, prospective purchasers will be required to provide identification documents at a later stage. Your cooperation in this matter is appreciated to ensure there are no unnecessary delays in the sale process.

While we strive to provide accurate and reliable sales particulars, they do not constitute or form part of any offer or contract. No information provided should be relied upon as a statement of fact. Additionally, any services, systems, or appliances listed have not been tested by us, and we make no guarantees regarding their functionality or efficiency.

All measurements are intended as a general guide for prospective buyers and may not be exact. Some details may be subject to vendor approval. If you require further clarification, particularly if you are traveling a significant distance to view the property, please contact us.

The final agreement on fixtures and fittings will be determined between the buyer and seller through the official fixtures and fittings form, which will form part of the legal contract handled by the conveyancing solicitors. As the marketing estate agent, none of our particulars or discussions are legally binding, only formal solicitor documentation holds legal weight.

Cloud9 Estates has not verified the legal title of the property, and buyers are advised to seek confirmation through their solicitor.

PORCH

LIVING ROOM

5.01m x 3.23m

DINING ROOM

3.19m x 2.71m

KITCHEN

3.86m x 2.26m

GROUND FLOOR SHOWERROOM

1.98m x 1.81m

BEDROOM ONE

3.6m x 2.78m

BEDROOM TWO



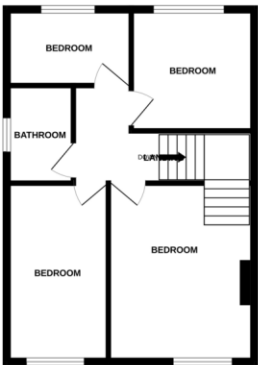
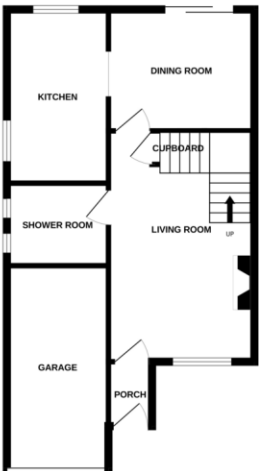


3.64m x 2.74m
BEDROOM THREE
2.77m x 2.75m
BEDROOM FOUR
2.77m x 2.75m
FAMILY BATHROOM
1.93m x 1.81m
INTEGRAL GARAGE
Not Measured



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for guidance purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee can be made as to their condition or efficiency. See the plan for details.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A	82	90
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		

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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