



16 Fontmell Close, Clifford Park, Coventry, CV2 2JY

Asking Price £230,000



Semi Detached Bungalow
Two Bedrooms
uPVC Double Glazed & Gas Centrally Heated
Shower Room
Lounge
Kitchen
Lean to Conservatory
Gardens to Front and Rear. Front over looking Sowe Valley.
Garage

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

Licensed member of the National Association of Estate Agents & Association of Residential Lettings Agents

Accommodation comprising;

uPVC double glazed door to; Hall, cupboard housing boiler. Gas central heating radiator. doors to lounge, bedrooms 1 & 2, shower room, open plan to kitchen.

Lounge

3.7m (12' 2") apprx. x 5.7m (18' 8") apprx.

Central heating radiator, coal effect gas fire. upvc double glazed window to the front.



Bedroom 1

3.71m (12' 2") x 2.77m (9' 1")

window to the rear. Central heating radiator.



Bedroom 2

3.23m (10' 7") apprx. x 3.0m (9' 10") apprx.

upvc double glazed window to the front. Central heating radiator. Built in double wardrobe.



Shower Room

uPVC double glazed window to the side. central heating radiator. white suite. low level wc. pedestal wash hand basin. shower cubicle & shower. built in cupboard.

Kitchen

3.38m (11' 1") apprx. x 2.42m (7' 11") apprx.

upvc double glazed window to the rear. fitted wall and base units with work tops over. plumbing and space for slimline dishwasher. plumbing and space for automatic washing machine. single drain stainless steel sink. door to;



Lean to Conservatory

4.0m (13' 1") apprx. x 2.12m (6' 11") apprx.

upvc double glazed french doors to the rear garden

Exterior

Front - Laid to Lawn and over looking sowe valley. Rear access to side. Rear - Laid to lawn and paved area. Door to single garage which has garage door to front and rear to enable vehicle to enter rear garden.

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.



16 Fontmell Close, Wyken, Coventry, CV2 2JY





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.