



5 Pleydell Close, Tollbar End, Coventry, CV3 3EF

Asking Price £235,000



Two Bedroom Semi-Detached Bungalow
Fitted Kitchen
Re-fitted Bathroom
Large Lounge
Modern Conservatory
Spacious Rear Garden
Driveway with Carport & Garage
Gas Central heating & UPVC Double Glazing throughout
Council Tax Band - C

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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Entrance

Direct access into the Kitchen via a UPVC Double Glazed Door

Kitchen

2.6m (8' 6") x 4.1m (13' 5")

Ample fitted wall and base units with work tops over, stainless steel sink unit with mixer tap, integrated 'Bosch' oven and microwave, induction hob with extractor hood over, space for large fridge/freezer, tiled walls, built in storage housing boiler, UPVC Double glazed window to side and front. Double doors to hallway:

Hallway

All rooms off:

Lounge

5.6m (18' 4") x 3.4m (11' 2")

UPVC Double glazed window to the front, feature gas fire, central heating radiator.

Shower Room

1.6m (5' 3") x 1.8m (5' 11")

Low level WC, panelled hand wash basin, shower cubicle, heated chrome towel rail, tiled walls, UPVC Double glazed window to the side.

Bedroom One

3.9m (12' 10") x 3.4m (11' 2")

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

Bedroom Two

2.7m (8' 10") x 3.3m (10' 10")

Central heating radiator, sliding door onto the conservatory:

Conservatory

2.6m (8' 6") x 4.2m (13' 9")

Tiled Floor, recently insulated, UPVC Double glazed windows to side and rear, UPVC Double glazed French Doors onto rear garden.



Garage

7.1m (23' 4") x 2.5m (8' 2")

Front

Dropped Kerb with driveway and direct access to car port onto a large garage. Enclosed brick built wall to the front with mature shrubs.

Rear

Block paved patio area with access to the garage via a wooden door. Laid to lawn with a slabbed path leading to the top of the garden, mature shrubs throughout, a further block paved patio area with summer house and timber shed to the sides, wooden fencing surrounding.

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.

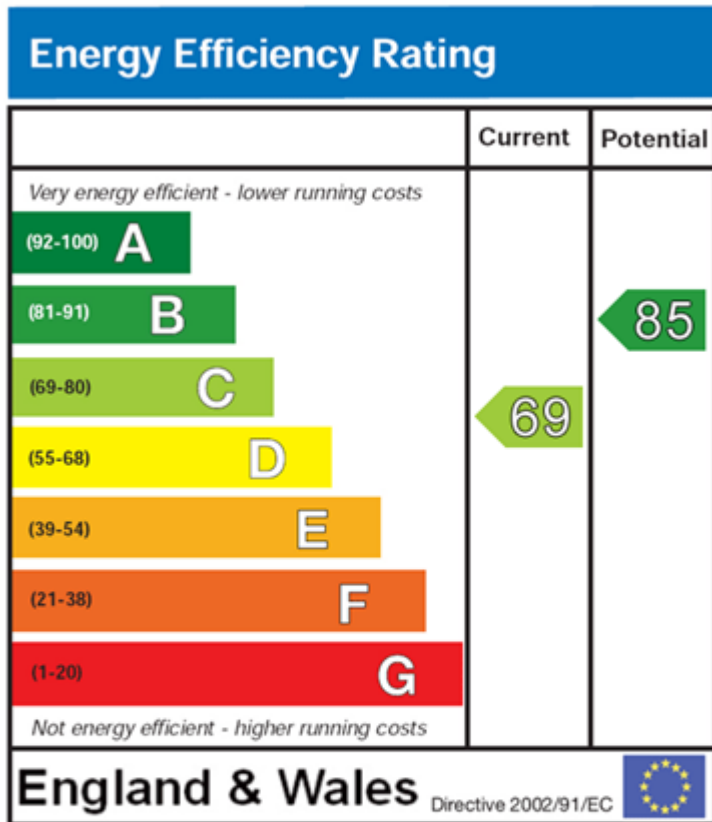
TENURE - FREEHOLD

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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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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