



1 Perchfoot Close, Cheylesmore, Coventry, CV1 2UB

Asking Price £235,000



Modern Three Bedroom End Terrace Property
Close to City centre and local amenities

Lounge

Fitted Kitchen/Dining Area

First Floor Fitted Bathroom

uPVC Double Glazed * Gas Centrally Heated

Two Allocated Parking Bays

Foregarden & Rear Garden

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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

Door to:

Lobby

Stairs off to the first floor. Central heating radiator. Door to:

Lounge

12'5 (3.66 M) approx. x 12'0 (3.66 M) approx.
uPVC double glazed window to the front.
Central heating radiator. Door to:



Kitchen/Diner

10'10 (3.05 M) approx. x 9'9 (2.74 M) approx.
To the Kitchen area - Fitted with ample wall and base units with work surfaces over. Built in gas hob with electric oven. Plumbing and space for automatic washing machine. Single drainer stainless steel sink unit with mixer tap. Wall mounted boiler. Central heating radiator. uPVC double glazed window to the rear. To the Dining area - Door to:



Rear Lobby

Double glazed door to the rear. Central heating radiator. Door to:

WC

Low level wc, wall mounted wash hand basin.
Central heating radiator.

First Floor

Landing

All rooms off. Access to the loft. Airing cupboard.

Bathroom

Fitted white suite comprising of panelled bath with shower and screen over, low level wc and pedestal wash hand basin. Part tiled walls.
uPVC double glazed window to the front.



Bedroom 1

8'10 (2.44 M) approx. x 9'8 (2.74 M) approx.
uPVC double glazed window to the front.
Central heating radiator.

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Bedroom 2

8'11 (2.44 M) approx. x 10'11 (3.05 M) approx.
uPVC double glazed window to the rear.
Central heating radiator. Built in wardrobe.



Bedroom 3

6'7 (1.83 M) approx. x 7'5 (2.13 M) approx.
uPVC double glazed window to the rear.
Central heating radiator.

Exterior

Gardens

Front - Small foregarden. Rear - Laid to lawn.
Pedestrian access.



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.

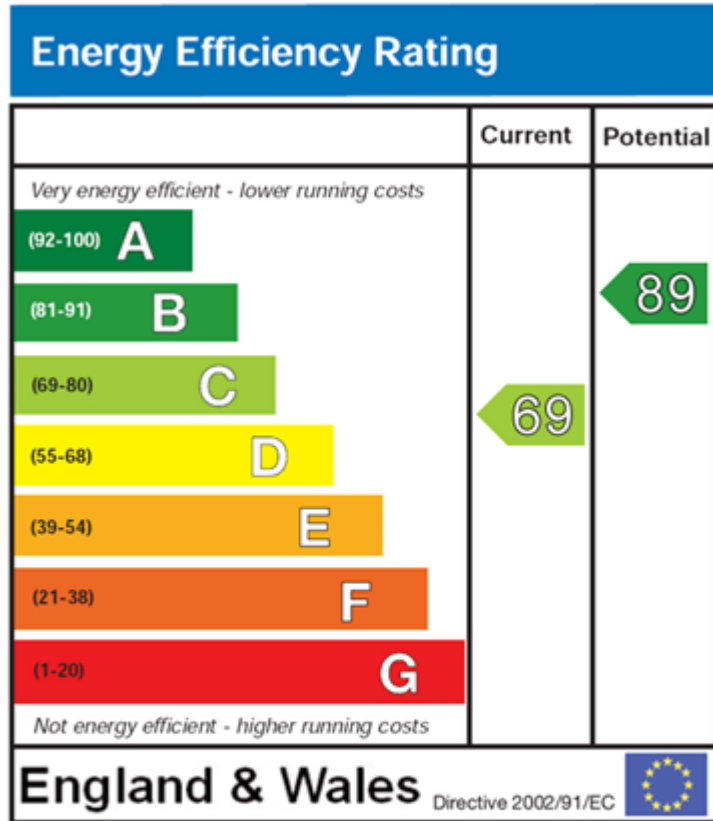


TENURE - FREEHOLD

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.

NOTE: Service charge per half yearly of £74.26 and ground rent per half yearly of £20.00 due for communal area of Gilquart Road, Central Square with play area and enclosed small park area.





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.