



## 146 Prince Of Wales Road, Chapelfields, Coventry, CV5 8GP

Asking Price £210,000



ELEVATED TRADITIONAL DOUBLE BAYED END OF TERRACE HOUSE  
SOUGHT AFTER LOCATION  
THREE BEDROOMS  
IN NEED OF UPDATING  
LOUNGE AND SEPARATE DINING ROOM  
FITTED KITCHEN  
FIRST FLOOR BATHROOM  
REAR GARDEN WITH POSSIBLE REAR ACCESS  
DOUBLE GLAZED AND CENTRALLY HEATED  
VACANT POSSESSION

Tel: 024 7655 1919 Email: [enquiries@alternativeestates.co.uk](mailto: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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**Accommodation Comprises:**

**Ground Floor**

Double glazed door to

**Hallway**

Stairs off to the first floor. Original minton tiled flooring. Understairs cupboard. Central heating radiator. Doors to Dining room, Kitchen and

**Lounge**

4.43m (14' 6") approx into the bay x 3.32m (10' 11") approx

Double glazed bay window to the front. Central heating radiator. Feature fireplace

**Dining Room**

3.13m (10' 3") approx x 3.61m (11' 10") approx  
UPVc Double glazed window to the rear. Gas fire.  
Central heating radiator

**Kitchen**

1.75m (5' 9") approx x 3.86m (12' 8") approx  
Fitted wall and base units with worktops over.  
Space for cooker. Plumbing and space for  
automatic washing machine. Single stainless  
steel sink unit. Central heating radiator. Double  
glazed window to the side. Double glazed door to  
the rear.

**First Floor**

**Landing**

Access to loft. Doors off to all rooms

**Bedroom 1**

4.3m (14' 1") approx into bay x 3.19m (10' 6")  
approx

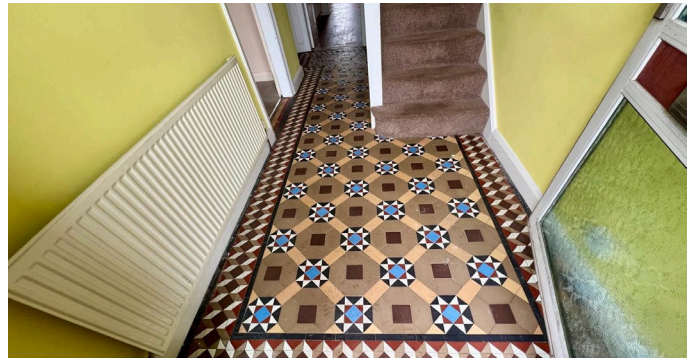
Double glazed window to the front. Central  
heating radiator. Double wardrobes x2 and side  
board.

**Bedroom 2**

3.66m (12' 0") approx x 3.19m (10' 6") approx  
Double glazed window to the rear. Central heating  
radiator. Built in cupboard housing boiler.

**Bedroom 3**

2.65m (8' 8") approx x 1.79m (5' 10") approx  
Double glazed window to the front. Central  
heating radiator.





### Bathroom

Fitted colour suite comprising: Low level wc, Pedestal wash hand basin. Paneled bath with shower and rail over. Central heating radiator. Double glazed window to the rear



### Gardens

Front: Elevated position with steps leading up to property. Grass area. Rear: Being laid to lawn with the pathway leading up. Fenced to the sides and Rear. Outside brick store. Potential Rear 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.



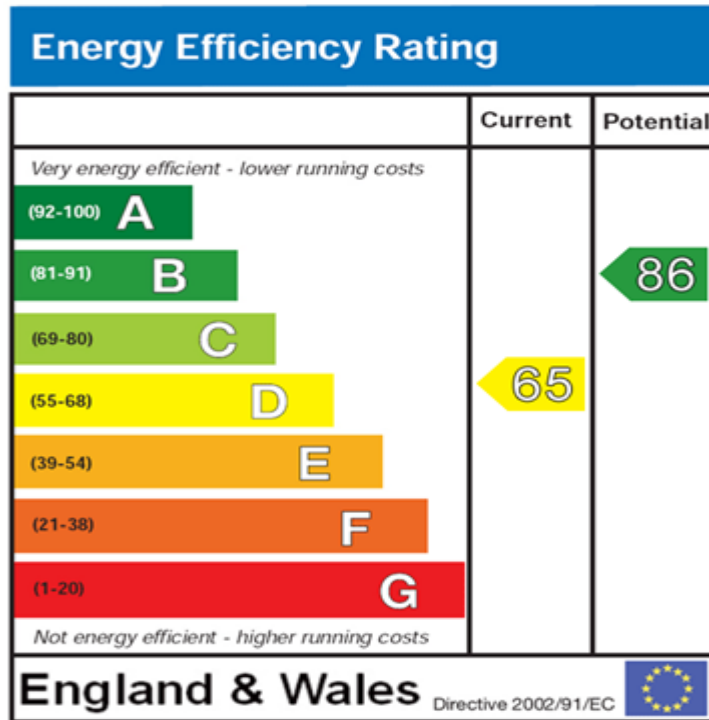
### TENURE - FREEHOLD

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.



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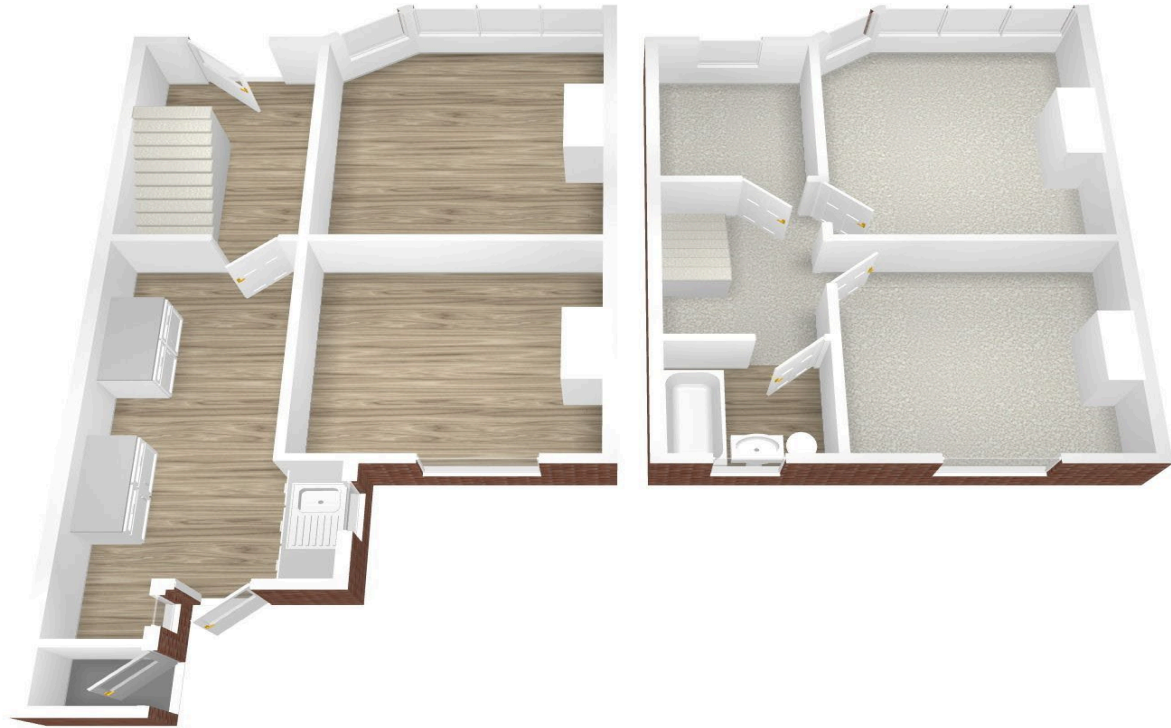




The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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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.

**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.

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