



4 Cedric Close, Tollbar End, Coventry, CV3 3FT

Asking Price £240,000



Three Bedroom Semi-Detached Bungalow

Open Plan Lounge/Dining Room

Fitted Kitchen

Two Bedrooms to the Ground Floor

Ground Floor Fitted Wet-Room

Master bedroom To the First Floor

Low Maintenance rear Garden

Driveway with Parking

Direct Access to Detached Garage

Available now

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

Composite door into porch with two UPVC Double Glazed windows to the side. Door into the lounge/dining room:

Open Plan Lounge & Dining area

Lounge: 4.8m (15' 9") x 4.5m (14' 9") x DA: 3.7m (12' 2") x 3.1m (10' 2")

UPVC Double glazed window to the front, two central heating radiators, stairs off to the first floor, doors to the two ground floor bedrooms and wet-room, storage cupboard, gas fire, space for dining table, Doors into the Kitchen.

Kitchen

3.0m (9' 10") x 2.5m (8' 2")

Ample wall and base units with work tops over, sink unit with mixer tap, space for dish washer, space for washing machine, Four point induction hob with extractor over, integrated oven, space for fridge/freezer, central heating radiator, windows into lounge/diner, door to the rear garden, UPVC Double glazed window to rear and side.

Lobby

Ground floor bedrooms & wet room off.

Bedroom One

4.8m (15' 9") x 3.0m (9' 10")

UPVC Double glazed window to the front, Central heating radiator, Two Double wardrobes with storage over bed recess, built in single wardrobe and dressing table.

Bedroom Two

3.9m (12' 10") x 2.4m (7' 10")

Central heating radiator, UPVC Double Glazed window to the rear, Built in wardrobes.

Wet Room

2.6m (8' 6") x 1.7m (5' 7")

UPVC Double glazed window to the rear, Low level WC, Hand wash basin with storage below, above and to the sides, wall mounted central heating radiator, tiled walls, open shower with shower curtain surrounding.



1st Floor Bedroom

3.3m (10' 10") x 5.2m (17' 1") x 4.6m (15' 1")

Two Velux windows, central heating radiator, dressing room area, double built in wardrobe, cupboard housing Worcester Boiler, storage into the eaves, UPVC Double Glazed window to the rear, door to:

Cloakroom

Low Level WC, Hand wash basin, UPVC Double glazed window to the rear.

Garage

2.6m (8' 6") x 5.2m (17' 1")

Direct access to the garage in the rear garden, Electric up and over garage door, power and lighting, two windows to the side.

Rear

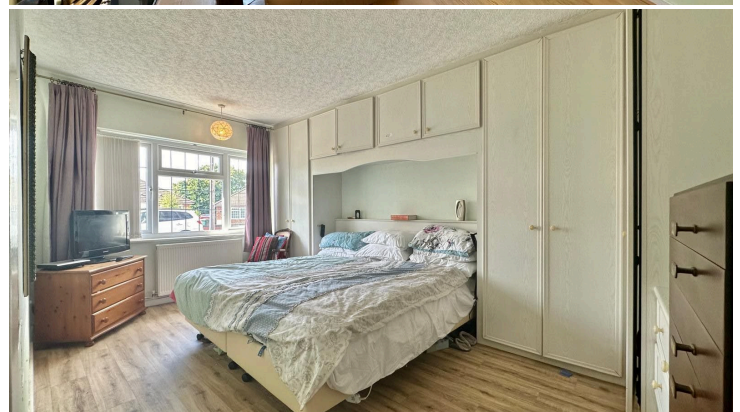
A low maintenance rear garden with mature bushes & trees to the top of the garden for extra privacy, brick wall to rear with a wooden fence to the side.

Front

Driveway to the front with a low brick wall, shared vehicle side access with direct access to garage.

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.



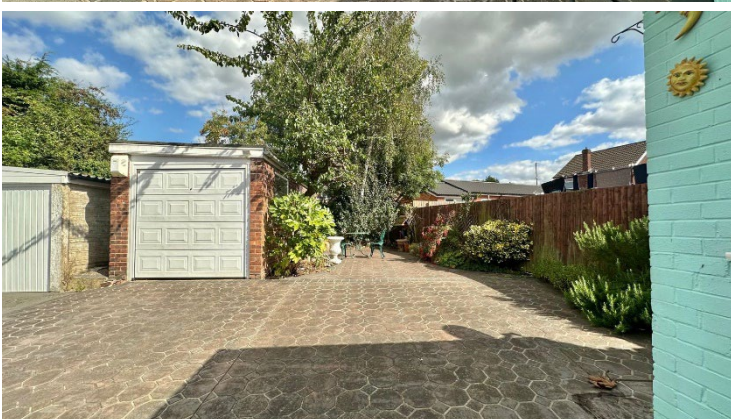
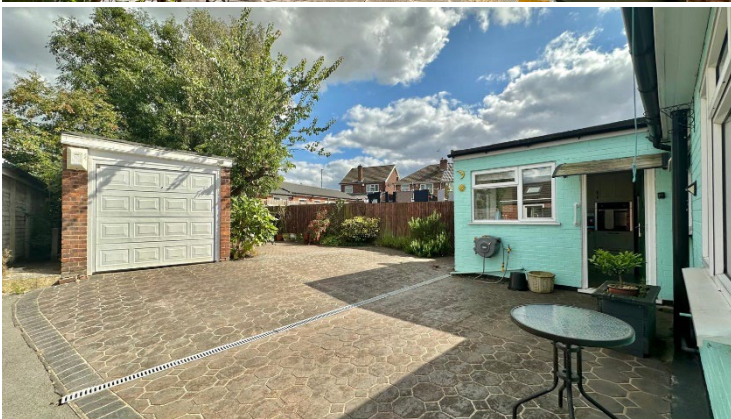
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TENURE - FREEHOLD

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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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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