

Sales

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**12 Torbay Road, Allesley Park, Coventry, CV5 9JW**

Asking Price £235,000



Three Bedroom Mid Terrace House  
Close to Local Amenities & Popular Schools  
Through Lounge Diner  
Fitted Kitchen  
Three Good Size Bedrooms to the First Floor  
Fitted Bathroom  
Lovely Private Rear Garden  
Garage to the Rear with Vehicle Access.  
Well presented Frontage  
Gas Central Heating & Double Glazing  
No chain

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

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



### Entrance

Door into porch which leads to another door to the hallway:

### Hallway

Central heating radiator, Storage Cupboard housing Metres, Stairs off to the first floor, doors to the Through Lounge Diner and Kitchen.

### Lounge

3.6m (11' 10") x 3.9m (12' 10")

Electric fire, Double Glazed Bay window to the front, Central heating radiator, sliding doors into the dining room.

### Dining Room

3.7m (12' 2") x 3.4m (11' 2")

Central heating radiator, Double Glazed window overlooking rear garden, Feature fireplace.

### Kitchen

2.3m (7' 7") x 2.6m (8' 6")

Ample wall and base units with work tops over, stainless steel sink unit, space for cooker, space for washing machine, space for fridge/freezer, pantry cupboard, additional storage cupboard, Double glazed window to the rear, back door onto patio.

### Landing

All rooms off, access to the loft, airing cupboard housing new 'Worcester' Combi Boiler.

### Bedroom One

3.6m (11' 10") x 3.8m (12' 6")

Central heating radiator, Double glazed window to the front.

### Bedroom Two

3.7m (12' 2") x 3.5m (11' 6")

Central heating radiator, Double Glazed window to the rear, Built in wardrobe space.





**Bedroom Three**

3.1m (10' 2") x 2.1m (6' 11")

Central heating radiator, Double glazed window to the front.

**Bathroom**

1.6m (5' 3") x 2.2m (7' 3")

Low level WC, Panelled bath, Hand wash basin, Central heating radiator, Double glazed window to the rear.

**Garage**

5.6m (18' 4") x 2.7m (8' 10")

Direct vehicle access from side entry with up & over door.

**Front**

Slabbed frontage with a low brick wall to the front and a well presented array of flowers to the front and side.

**Rear**

A beautiful garden benefiting from a Large Patio area with a slabbed pathway leading to the rear pedestrian access and the garage, laid to lawn with mature hedges and plants.



### 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.



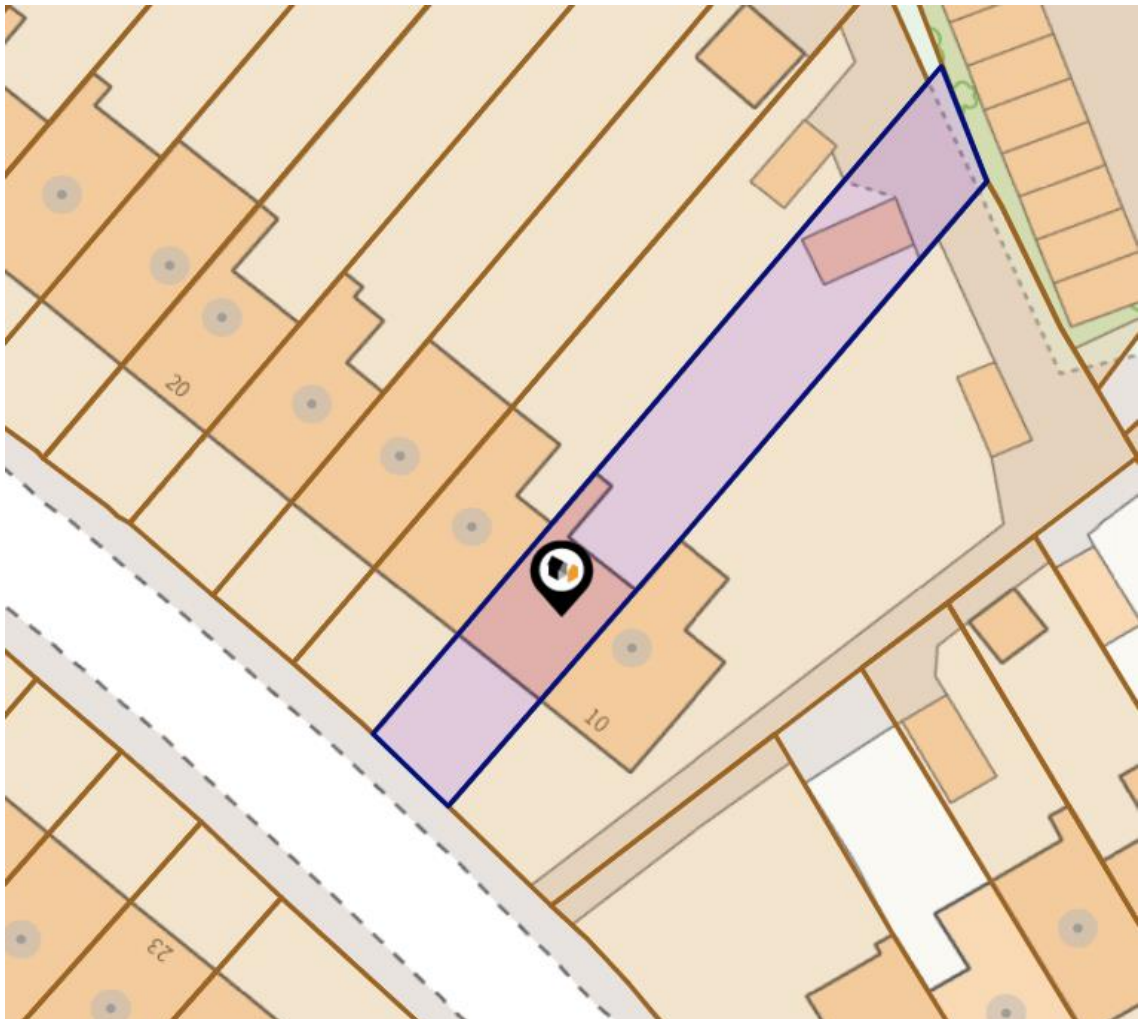


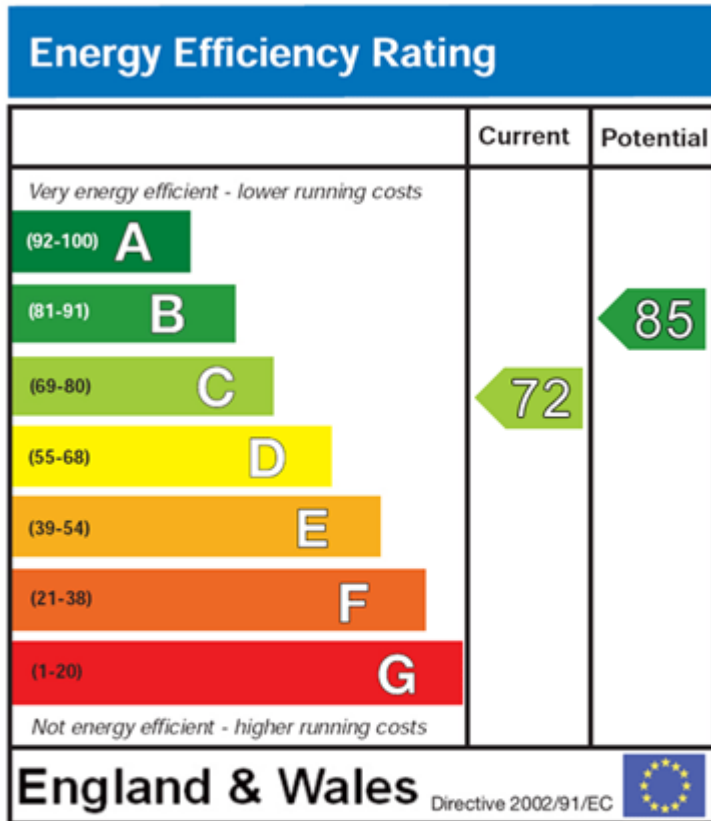
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



**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.