



## **235 Rugby Road, Binley Woods, Coventry, CV3 2BB**

Asking Price £425,000



A Five Bedroom Property located in the Popular Village location

Four First Floor Bedrooms

Ground Floor Bedroom

Ground Floor Bathroom

Ground Floor separate Wet Room

Front and Rear Gardens Rear Garden with view over Fields

Rear Vehicle Access

In need of Modernising

No Chain

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Company Registered in England & Wales No: 2460707. Company Registered Office: 7 New Union Street, Coventry, CV1 2HN.

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**Accommodation Comprises:**

**Ground Floor**

**Porch**

Porch having UPVC Double glazed door and window. Then Single glazed door into:

**Hallway**

Central heating radiator. Stairs off to the first floor. Cupboard. Doors into:

**Lounge**

*3.05m (10' 0") approx x 3.60m (11' 10") approx*  
UPVC Double glazed bow window to the front.  
Central heating radiator

**Bedroom Five**

*2.78m (9' 1") approx x 3.66m (12' 0") approx*  
Single glazed window to the front. Central heating radiator

**Bathroom**

*2.04m (6' 8") approx x 1.73m (5' 8") approx*  
Coloured suite comprising: Low level wc, Pedestal wash hand basin, Panelled bath.  
UPVC Double glazed window to the side.  
Central heating radiator.

**Wet Room**

*1.69m (5' 7") approx x 1.62m (5' 4") approx*  
Shower Area, Pedestal wash hand basin, WC.  
Single glazed window to the side. Central heating radiator.

**Kitchen**

*3.31m (10' 10") approx x 3.60m (11' 10") approx*  
Kitchen with base units, double drainer stainless steel sink. Wall mounted boiler.  
Electric cooker point. Plumbing and space for automatic washing machine. Central heating radiator. UPVC double glazed window to the rear. Single glazed Door to the side.

**Rear Lounge**

*3.33m (10' 11") approx x 4.78m (15' 8") approx*  
UPVC Double glazed window to the rear.  
Central heating radiator. Understairs cupboard



## **First Floor**

### **Landing**

Door to further Bedrooms and Door to:

### **Bedroom One**

*3.03m (9' 11") approx x 3.0m (9' 10") approx*  
Single glazed window to the front. Central heating radiator.

### **Inner hall**

### **Bedroom Two**

*3.72m (12' 2") approx x 3.14m (10' 4") approx*  
Single glazed window to the front. Central heating radiator. built in cupboard. Door into eaves.

### **Bedroom Three**

*3.71m (12' 2") approx x 3.58m (11' 9") approx*  
Single glazed window to the rear. Central heating radiator

### **Bedroom Four**

*3.09m (10' 2") approx x 3.57m (11' 9") approx*  
Single glazed window to the rear. Central heating radiator

## **Outside**

Being laid to lawn. Pathway up. Bushes to front. Side pedestrian access. Rear vehicle Access. Rear View to Coombe Fields





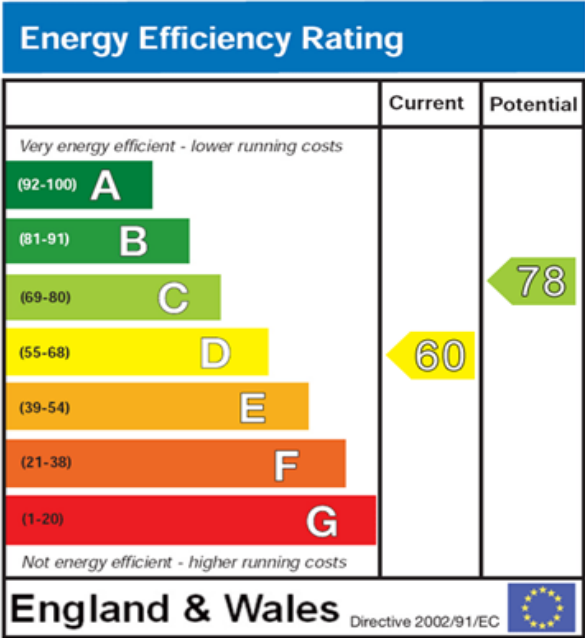
### **AGENTS NOTES**

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.



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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