



95 Lime Tree Avenue, Coventry, CV4 9EZ

Asking Price £350,000



Four Bedroom Extended Semi-Detached House

Approximately 0.21 acre plot size

Extended Kitchen through to Dining Room

Large Lounge

Ground Floor WC

Two Double Bedrooms to the First Floor

Family Bathroom To First Floor

Two Further Bedrooms to the Second Floor

"L Shaped" Expansive Rear Garden

Driveway with Direct Access to Detached Garage

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.

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Entrance

Door to:

Hallway

Central heating radiator, understairs storage, stairs off to the first floor, doors to the lounge, Ground Floor WC and Kitchen Diner.

Ground Floor WC

1.7m (5' 7") x 1.1m (3' 7")

Central heating radiator, Tiled Floor, Hand wash basin with storage below, Low level WC, UPVC Double glazed window to the front.

Lounge

4.2m (13' 9") x 3.9m (12' 10")

Central heating radiator, UPVC Double glazed windows to the front, fireplace.

Kitchen

3.8m (12' 6") x 2.6m (8' 6")

Ample wall and base units with work tops over, stainless steel sink unit with mixer tap, four ring gas hob with electric oven and extractor over. space for fridge/freezer, washing machine and dryer, integrated dish washer, UPVC Double glazed window to rear and door onto patio.

Dining Room

3.0m (9' 10") x 3.9m (12' 10")

Ample wall and base units with work tops over to one side, space for large dining table, UPVC Double glazed window to side, central heating radiator, flows through into the Kitchen.

Landing

Central heating radiator, stairs off to the second floor, doors to two double bedrooms and a large family bathroom.

Bedroom One

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

Central heating radiator, UPVC Double glazed window to the rear.



Bedroom Two

3.0m (9' 10") x 3.9m (12' 10")

Central heating radiator, UPVC Double glazed window to the rear, built in cupboard housing combi boiler.

Family Bathroom

2.8m (9' 2") (into shower cubicle) x 3.3m (10' 10")

Low level WC, Pedestal hand wash basin, Chrome heated towel rail, central heating radiator, shower cubicle with sliding door and electric shower.

2nd Landing

Doors to two more bedrooms:

Bedroom Three

3.1m (10' 2") x 2.5m (8' 2")

Central heating radiator, UPVC Double glazed window to the front and Built in storage.

Bedroom Four

2.5m (8' 2") x 2.5m (8' 2")

Central heating radiator, Double glazed Velux window, door to the storage into the eaves.

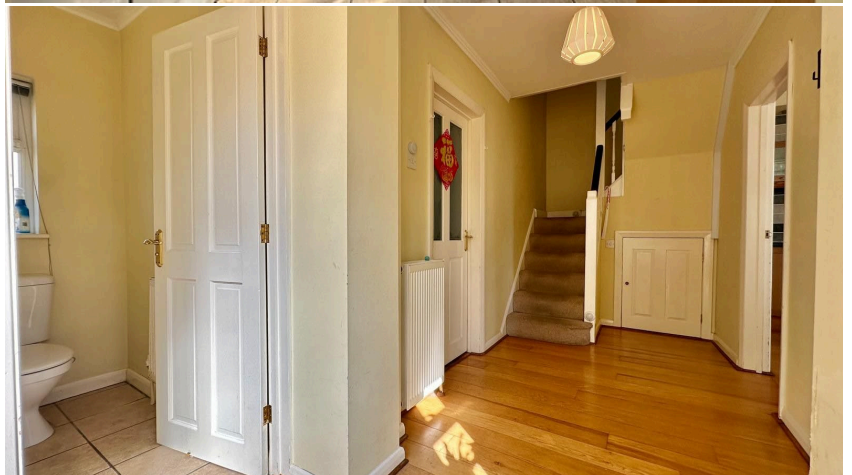
Garage / Workshop

2.7m (8' 10") x 7.2m (23' 7")

Up & over garage door, power and lighting, ample wall and base units with work tops over, space for appliances.

Rear Garden

Large L-Shaped Garden which has a large patio area, access to the garage and pedestrian access to the driveway, pebbled area which has a pond feature and further hardstanding with a timber shed and a greenhouse. As you move round the "L" shaped garden, its mostly laid to lawn with mature hedges and trees with a wooden fence to all sides.



Front

Driveway with Ample parking and direct access to the garage.

AGENTS NOTES

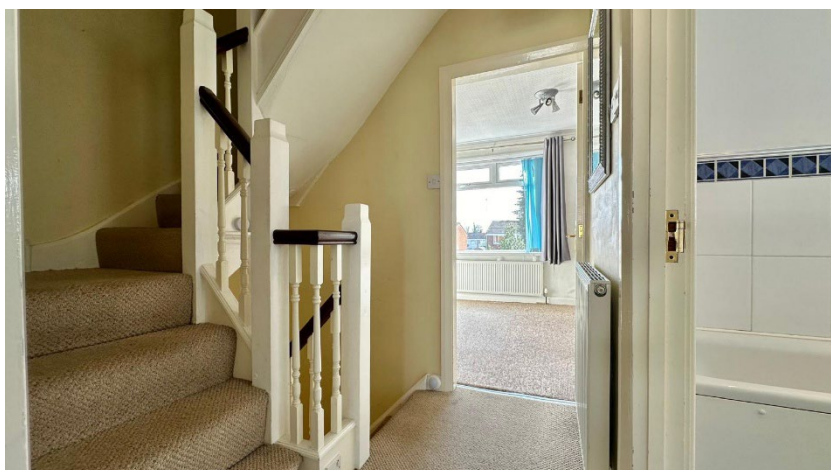
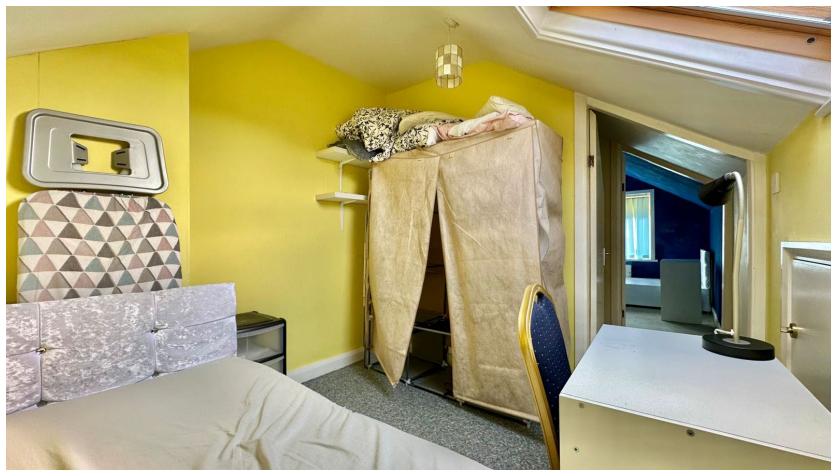
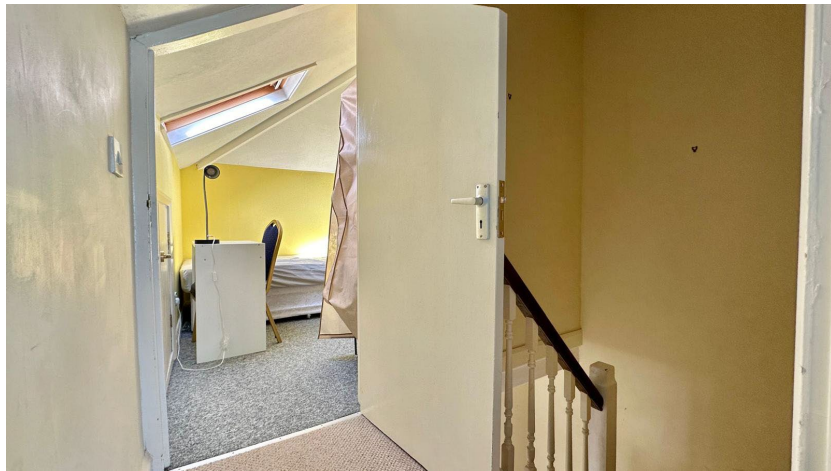
While every reasonable effort is made to ensure the accuracy of descriptions and content, we should make you aware of the following guidance or limitations. (1) **MONEY LAUNDERING REGULATIONS** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask 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.

TENURE - FREEHOLD

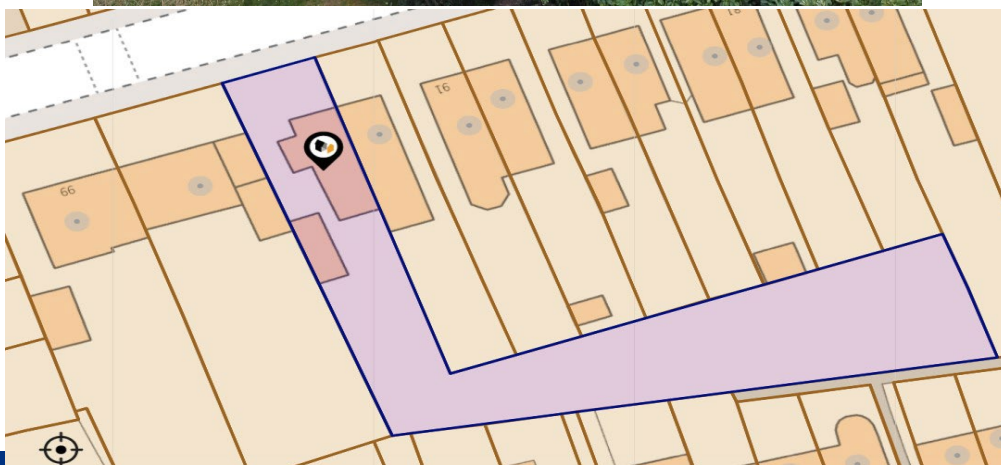
TENURE - We understand from the vendor that the property is Freehold. Alternative Estates has not sought to verify the legal title of the property and the buyers must obtain verification from their solicitor.



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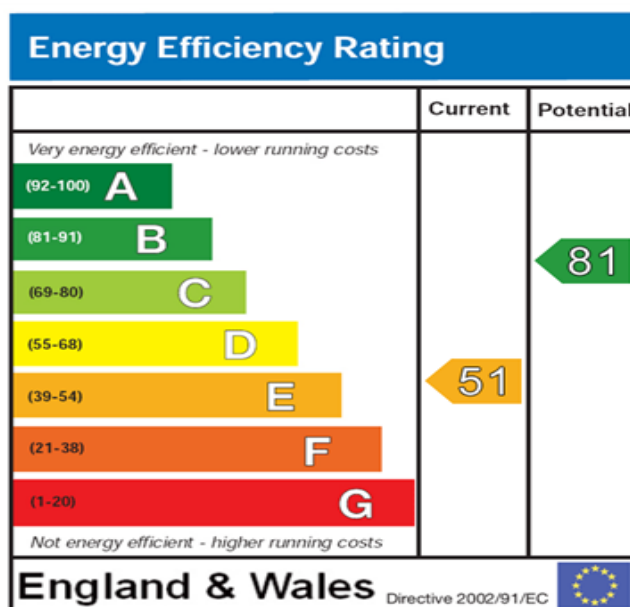
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

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.