



18 Lime Tree Avenue, Tile Hill, Coventry, CV4 9FD

Offers in Excess of £280,000



Three Bedroom Semi-Detached House
Re-Fitted Open Plan Kitchen/Diner with Integrated Appliances
Lounge with Double Doors to the Kitchen/Diner
Ground Floor WC
Three Bedrooms to the First Floor
First Floor Shower Room
Garage to the Side with Access from the Kitchen, Driveway & Rear Garden
Large Well Maintained Rear Garden
Spacious Driveway to the Front
Gas Central Heating & Double Glazing

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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 the:

Hallway

Central heating radiator, stairs off to the first floor, understairs storage, doors to the lounge & kitchen/diner.

Lounge

3.6m (11' 10") x 3.3m (10' 10")

Central heating radiator, Double glazed bay window to the front, fireplace, double doors opening to the kitchen/diner.

Open Plan Kitchen Diner

4.3m (14' 1") (max) x 5.4m (17' 9") to chimney breast

Ample wall and base units with work tops over, white sink unit with pull out spray mixer tap, integrated fridge, integrated dish washer, integrated oven, grill & microwave, four point gas hob with extractor over, breakfast bar with additional space for a large dining table, central heating radiator, Double glazed French doors and window onto rear garden, door to WC & Garage.

Ground Floor WC

1.2m (3' 11") x 0.8m (2' 7")

Low level WC, hand wash basin with storage below and a tiled floor.

Landing

Doors to all rooms, access to the loft with a pull down ladder, central heating radiator, double glazed window to the side.

Bedroom One

3.2m (10' 6") x 3.3m (10' 10")

Central heating radiator, two double built in wardrobes and a double glazed window to the front.

Bedroom Two

3.2m (10' 6") x 3.3m (10' 10")

Central heating radiator, two double built in wardrobes and a double glazed window to the rear.



Bedroom Three

1.9m (6' 3") x 2.3m (7' 7")

Central heating radiator and a double glazed window to the rear.

Shower Room

1.8m (5' 11") x 1.8m (5' 11")

Low level WC, hand wash basin with storage below & above, shower cubicle with rainfall shower & secondary hose attachment, chrome heated towel rail, tiled flooring & fully tiled walls, double glazed window to the front.

Garage

4.9m (16' 1") x 2.5m (8' 2")

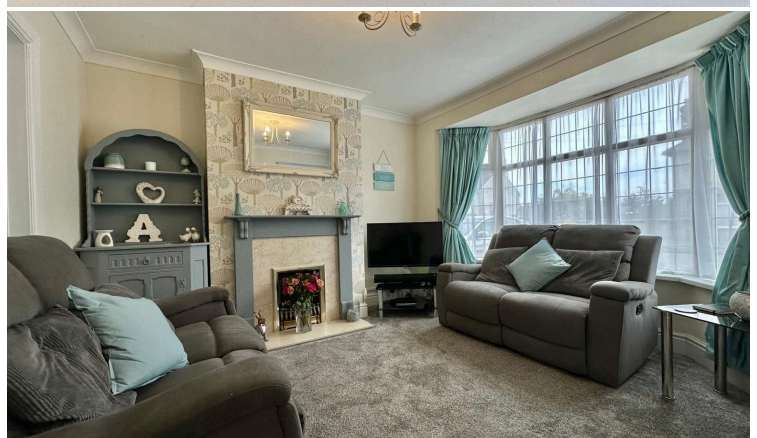
Up & over door with direct access from driveway, space for American fridge/freezer, space for additional fridge/freezer, space for washing machine and dryer, Combi boiler, double glazed window to the rear and door onto the rear garden.

Rear

Spacious rear garden benefiting from two patio areas, then mostly laid to lawn with mature shrub borders, wooden fencing to both sides and a wooden shed.

Front

A large gravel driveway fit for approximately three vehicles with direct access to the garage, brick wall to one side and a wooden fence to the other.

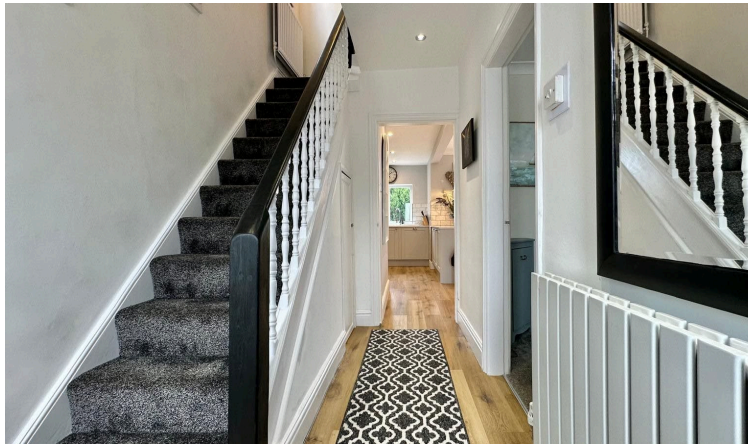


AGENTS NOTES

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

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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.