



88 Rugby Road, Binley Woods, Coventry, CV3 2AX

Offers in region of £450,000



A Detached Two/Three Bedroom Double Fronted Bungalow
Approximately 0.2 Acre Plot with Lots of Potential
Village Location

Two Large Reception Rooms to the Front
Master Bedroom with an En-Suite
Further Double Bedroom with WC
Extended Kitchen + Dining Room
Fitted Shower Room

Large Driveway to the Front with Vehicle Side Access & a Garage
Immaculate South Facing Rear Garden

Entrance

Door to:

Porch

Single glazed window to both sides, door into Lounge:

Lounge

4.2m (13' 9") x 3.6m (11' 10")

Double glazed bay window to the front, central heating radiator, doorway to the hallway:

Hallway

Doors off to all rooms:

Second Lounge/Bedroom Three

4.2m (13' 9") x 3.6m (11' 10")

Double glazed bay window to the front, central heating radiator & a gas fire.

Bedroom One

3.1m (10' 2") x 3.6m (11' 10")

Single glazed window to the side, central heating radiator, Built in cupboard housing New 'Worcester' Combi boiler, archway to the:

En-Suite

1.9m (6' 3") x 1.7m (5' 7")

Low level WC, hand wash basin, panelled bath, single glazed window to the side, central heating radiator.

Bedroom Two

3.6m (11' 10") x 2.9m (9' 6") (minimum)

Double glazed window to the side, central heating radiator, Built in wardrobes & dressing table, door to:

WC

0.8m (2' 7") x 0.9m (2' 11")

Low level WC, hand wash basin, partly tiled walls.

Dining Room

2.6m (8' 6") x 2.7m (8' 10")

Double doors onto:



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Extended Kitchen

4.0m (13' 1") x 3.6m (11' 10")

Ample wall and base units with work tops over, stainless steel sink unit with drainer & mixer tap, space for cooker, space for dish washer, single glazed bay window to the rear, central heating radiator, doorway to:

Inner Hallway

extending to 2.7m (8' 10") x extending to 3.6m (11' 10")

Single glazed window to the rear, door to shower room & door to the rear garden.

Shower Room

2.2m (7' 3") x 1.7m (5' 7")

Low level WC, hand wash basin, shower cubicle, tiled walls, single glazed window to the side, central heating radiator.

Garage

2.4m (7' 10") x 5.0m (16' 5")

Direct access from the driveway, Up & Over Door.

Rear

A Stunning south facing rear garden benefiting from a large patio area, mostly laid to lawn, mature shrub borders, a timber shed & vehicle side access.

Front

Large Driveway offering ample parking, well kept hedges, direct vehicle access to garage & vehicle side access.



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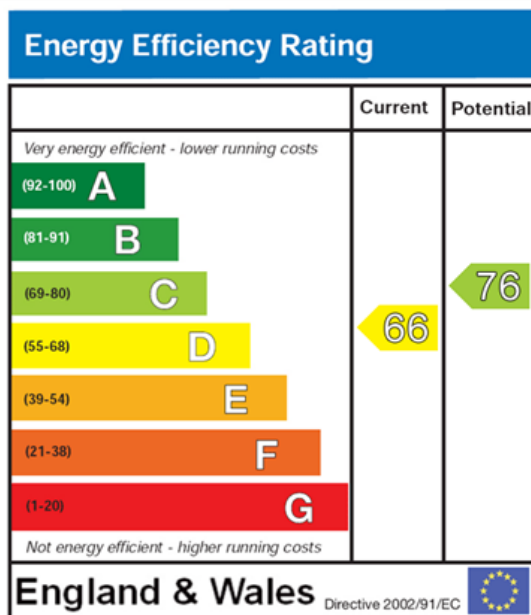
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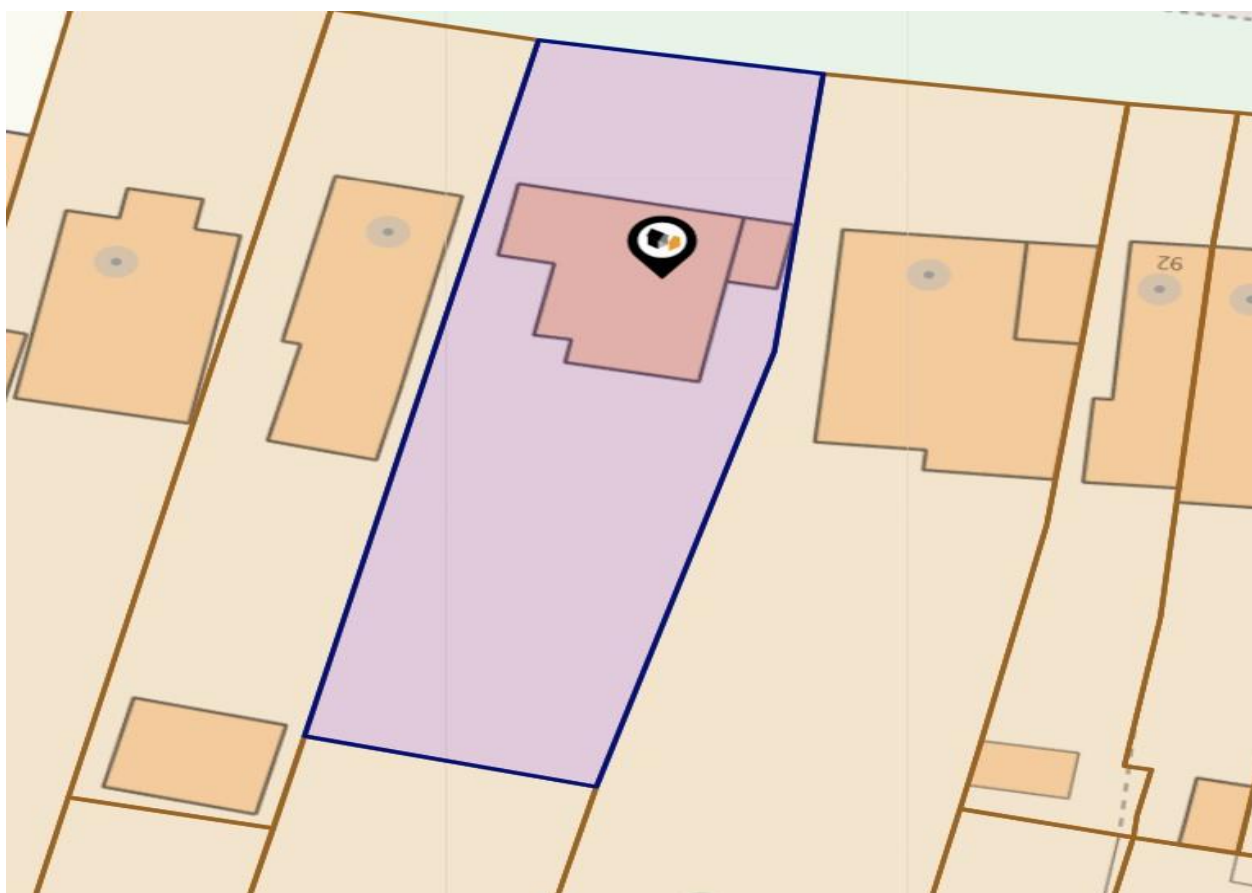
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The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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.