



62 Montalt Road, Cheylesmore, Coventry, CV3 5LU

Asking Price £250,000



Three Bedroom Semi Detached Property
uPVC Double Glazed & Gas Centrally Heated
Spacious Lounge
Fitted Kitchen/Diner
First Floor Fitted Bathroom
Gardens to Front & Rear of Property
Block Paved Drive to Garage

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uPVC Double Glazed door to:

Porch

uPVC double glazed door to:

Hall

Stairs off to the first floor. Understairs cupboard.
Tiled floor. Central heating radiator. Door to Lounge.

Kitchen/Diner

*17'7" (5m 35cm) approx. x 11'0" (3m 35cm) approx.
into Rear Bay*

Kitchen Area - Fitted with ample wall and base units with work surfaces over. Single drainer stainless steel sink unit with mixer tap. Plumbing and adequate space for automatic washing machine and dishwasher. Space for fridge/freezer. Double doors to the Lounge. Dining Area - uPVC double glazed window to the rear. uPVC double glazed French doors to the rear. Tiled floor.



Lounge

17'2" (5m 23cm) approx. into Bay x 11'4" (3m 45cm) approx.

uPVC double glazed Bay window to the front.
Central heating radiator. Wall mounted electric fire.



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First Floor

Landing

All rooms off. uPVC double glazed window to the side. Access to the loft.

Bedroom 1

13'6" (4m 11cm) approx. into Bay x 10'4" (3m 14cm) approx.

uPVC double glazed Bay window to the front. Central heating radiator.



Bedroom 2

14'8" (4m 47cm) approx. into Bay x 10'9" (3m 27cm) approx.

uPVC double glazed Bay window to the rear. Central heating radiator.



Bedroom 3

7'9" (2m 36cm) approx. x 6'10" (2m 8cm) approx.

uPVC double glazed window to the front. Central heating radiator.



Bathroom

Fitted white suite comprising of panelled bath with shower and screen over. Low level wc and pedestal wash hand basin. Tiled floor and walls. Heated chrome towel rail. uPVC double glazed window to the rear.



Exterior

Gardens

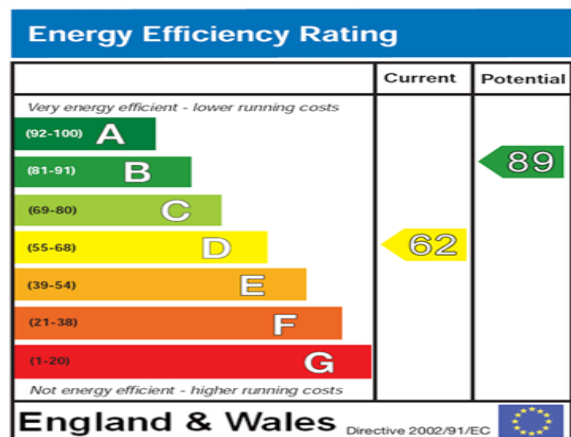
Front - Block paved drive to Garage and ample additional parking. Rear - Paved Patio then laid to lawn. Fenced to both sides. Pedestrian access to the garage and front.

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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