



7 Manse Close | Exhall | CV7 9NT

£185,000

A good sized three bedroom terraced house offered 'For sale' with no upward chain. Council Tax Band B. EPC rating: D, Freehold

- Generous Living Accommodation
- Three bedrooms
- Breakfast Kitchen
- Guest Cloakroom & Utility Room
- No Chain



Property Description

ENTRANCE PORCH

Endosed entrance porch having UPVC double glazed entrance door and window.

ENTRANCE HALL

Hardwood entrance door, vinyl flooring, single central heating radiator, dual built in storage cupboards.

LOUNGE

13' 0" x 11' 7" (3.97m x 3.54m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator.

BREAKFAST KITCHEN

13' 1" x 11' 4" (4.005m x 3.463m) Fitted with range of matching base units and wall cupboards, inset single drainer polycarbonate sink unit, walls tiled to splash back areas, fitted extractor. Dual UPVC double glazed windows to rear aspects, vinyl floor covering, single central heating radiator.

GUEST CLOAKROOM

Glazed window to rear aspect, vinyl floor covering, low level w.c, wash hand basin.

UTILITY ROOM

7' 2" x 5' 11" (2.186m x 1.806m) Having plumbing for washing machine, UPVC double glazed rear door.

STAIRS AND LANDING

Fitted carpet, access to roof space, built in storage cupboard.

BEDROOM ONE

11' 11" x 10' 5" (3.641m x 3.181m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator, fitted wardrobes with overhead units.

BEDROOM TWO

11' 4" x 10' 5" (3.471m x 3.198m) UPVC double glazed window to rear aspect, fitted carpet, single central heating radiator, fitted storage cupboard.

BEDROOM THREE

9' 0" x 9' 0" (2.758m x 2.751m) UPVC double glazed window to front aspect, fitted carpet, single central heating radiator, fitted over stair storage cupboard.

BATHROOM

Panelled bath, pedestal wash hand basin, low level w.c, walls tiled to splash back areas, UPVC double glazed window to rear.

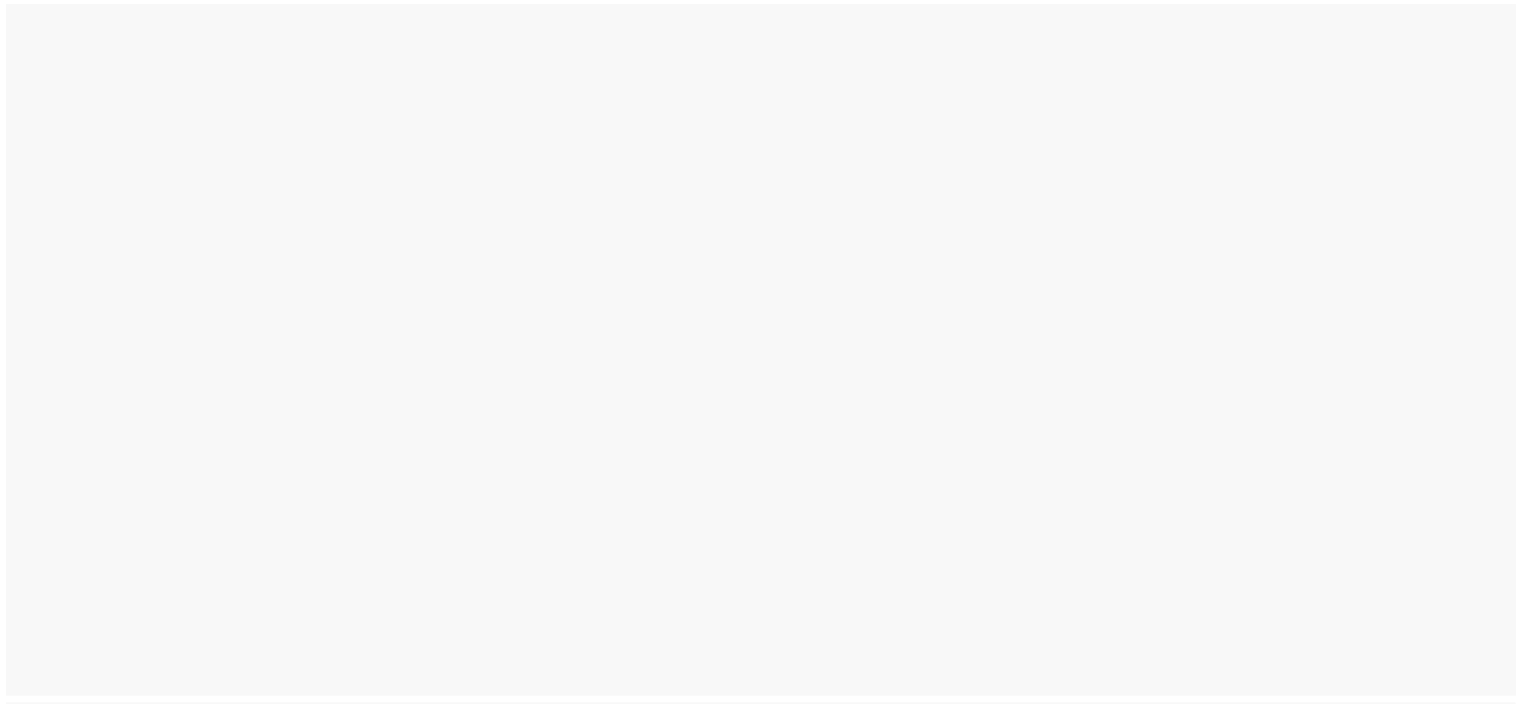
OUTSIDE

FRONT GARDEN

Slabbed pathway, well maintained lawn area, brick wall boundaries.

REAR GARDEN

Having slabbed patio areas, pathway, lawn area with decorative flower borders, fenced boundaries, rear gate.



Tenure

Freehold

Council Tax Band

B

Viewing Arrangements

Strictly by appointment

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

| Energy Efficiency Rating | | |
|--|-----------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92+) A | | |
| (81-91) B | | 88 |
| (69-80) C | | |
| (55-68) D | 64 | |
| (39-54) E | | |
| (21-38) F | | |