



## 113 PRINCETHORPE WAY

COVENTRY, CV3 2FW

- TRADITIONAL SEMI DETACHED BUNGALOW
- 2 BEDROOMS
- REAR CAR ACCESS & GARAGE
- DELIGHTFUL OUTLOOK ACROSS GOLF COURSE
- SOUTH EAST FACING GARDEN
- CHAIN FREE SALE
- DOUBLE GLAZING
- GAS CENTRAL HEATING
- EPC RATING TBC
- COUNCIL TAX BAND C



## THE PROPERTY

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This traditional semi detached bungalow is located in a fantastic elevated position with lovely views over the golf course. The property has no onward chain, and would make an ideal downsizer for someone looking for a bungalow with two double bedrooms. The property has been well maintained, with double glazing, gas central heating, parking and garage.

In brief the accommodation comprises, entrance hallway, bathroom, living room with views over the golf course, bedroom to the front with built in wardrobe, bedroom one to the rear with views over the garden, and built in wardrobes, fully fitted kitchen with built in oven and hob, and door leading into a useful lobby area with access to both the front and rear of the bungalow.

To the rear of the property you have a south east facing private rear garden, mainly laid to lawn, with a patio area and steps leading to your own garage and parking at the rear. To the front of the property you have steps leading to a patio area, and a front garden with lawn and borders with shrubs and plants.

We would expect high demand for this lovely home to book a viewing please call our friendly team on 02476 010105.

### THE LOCATION

Situated on the eastern side of Coventry, Ernesford Grange is located conveniently for the A46 Coventry Eastern Bypass and connecting commuter routes.

Local amenities include the large Morrisons Superstore at Binley (6 mins by car), TGI Fridays and B&Q Superstore. Sports facilities include the Alan Higgs Centre (1 mile) plus Copsewood Grange Golf Club and Copsewood RFC. University Hospital is around 2 miles away or 9 minutes by car.

There are regular bus routes close by running to the hospital. Within walking distance of the house there are good local shops including a Tesco Express. Ernesford Grange Academy is just yards away as is Ernesford Grange Primary. [All distances and journey times are sourced from GoogleMaps and may vary]

MARKETED BY ELIZABETH DAVENPORT Sales, Lettings & Property Management





## THE LOCATION

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Call us for a free property appraisal, we're here to help you move.

### Ground Floor

Approx. 68.8 sq. metres (740.6 sq. feet)

