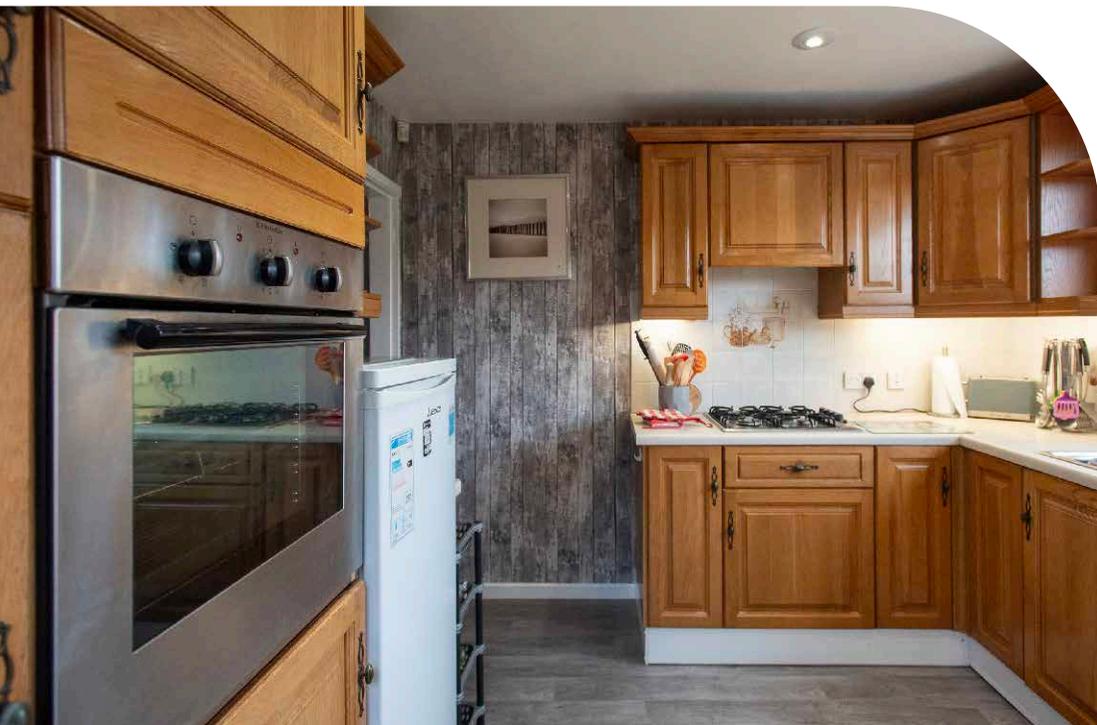




54 LANGBANK AVENUE

ERNESFORD GRANGE, CV3 2PN

- Delightful 2 Bedroom Detached Bungalow
- Private Rear Garden
- Beautifully Presented Throughout



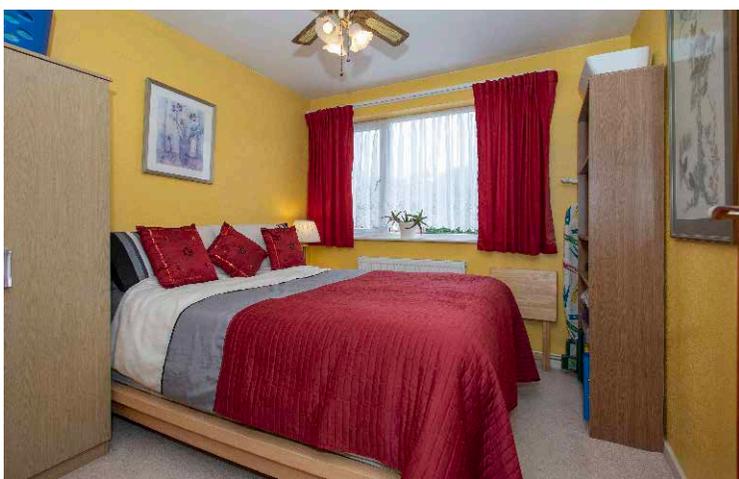
THE PROPERTY

This very well presented detached bungalow has both double glazing and gas central heating. The property also offers excellent potential to add value if you wish with a large private rear garden to extend into (subject to planning permission) to the rear of this garden which is L shaped, you have a garage which could be extended or have a home office and an additional parking space in front of the garage. The property is of a good size with two double bedrooms, family bathroom, fully fitted kitchen, and a lovely large lounge/dining room with french doors leading onto a private rear garden and patio area. We would strongly recommend a viewing of this lovely home.

In brief the accommodation comprises, porch, entrance hallway leading into the living room with a feature fireplace, and double glazed french doors leading out on the pretty rear garden, bedroom one to the front with built in wardrobes, bedroom two the front, and a fully fitted bathroom, fitted kitchen to the rear with built in oven and hob, and door leading on the garden. To the rear of this property you have a very good sized private rear garden with various plants, shrubs and trees, and access to your garage.

We would strongly recommend a viewing so please call our friendly team on 02476 010105 to book in.





THE LOCATION

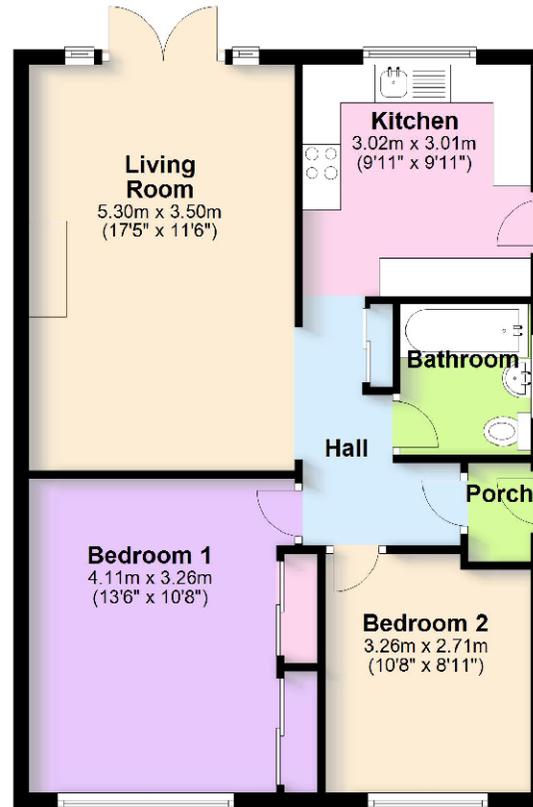
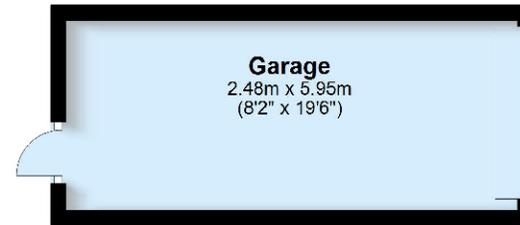
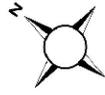
Situated on the eastern side of Coventry, Ernesford Grange is located conveniently for the A46 Coventry Eastern Bypass and connecting commuter routes.

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. Ernesford Grange School is approximately half a mile

THE FLOORPLAN

Ground Floor

Approx. 77.7 sq. metres (836.7 sq. feet)



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