



27 Oak Close , Baginton, CV8 3LE

A delightfully positioned, modern semi-detached home, perfect for first time buyers, lying within this pleasant 'no through' road on the very edge of the village. Offered with immediate possession the property has gas heating with a modern boiler and double glazing, ample car parking areas together with a well fenced and relatively private rear garden. Briefly comprising of a small hall, lounge having open tread staircase, full width kitchen/breakfast room, three bedrooms and a bathroom. INTERESTED? THEN PLEASE CALL TODAY TO BOOK YOUR VIEWING.

SETTING

Baginton is an extremely sought after village on the southern outskirts of the city having glorious open countryside within walking distance. The village contains a selection of excellent amenities and is ideally placed for easy access to motorway links, Coventry city Centre is approximately 3 miles away and Leamington Spa is some 7 miles away.

£250,000

27 Oak Close

, Baginton, CV8 3LE



- MODERN SEMI IN CUL-DE-SAC
- PLEASANT SEMI-RURAL LOCATION
- GAS HEATING, DOUBLE GLAZING
- SOME REDECORATION NEEDED
- IDEAL INVESTMENT/STARTER HOME
- WELL PLACED FOR COMMUTING

ON THE GROUND FLOOR

Hall

4'8" x 2'8" (1.44 x 0.83)

Lounge

15'3" x 12'2" (4.67 x 3.73)

Kitchen/Breakfast Room

12'3" x 9'3" (3.74 x 2.82)

ON THE FIRST FLOOR

Bedroom No.1

12'3" max x 8'5" min (3.74 max x 2.57 min)

Bedroom No.2

9'6" x 6'3" (2.90 x 1.91)

Bedroom No.3

6'7" x 5'8" (2.01 x 1.73m)

Bathroom

6'1" x 5'3" (1.86 x 1.62)



[Directions](#)



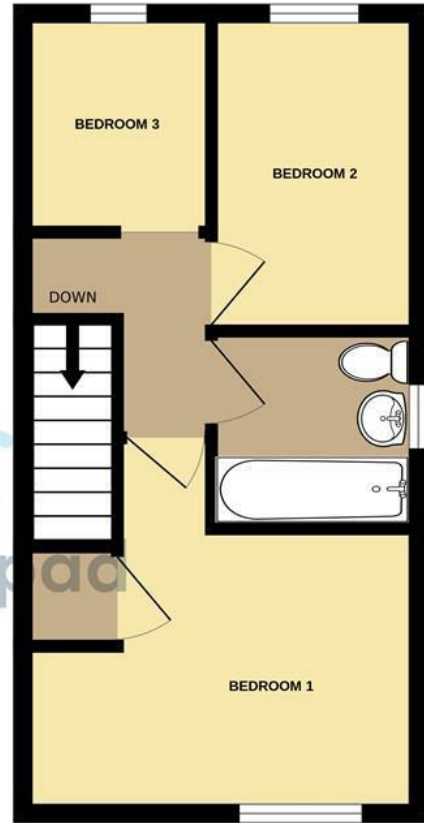
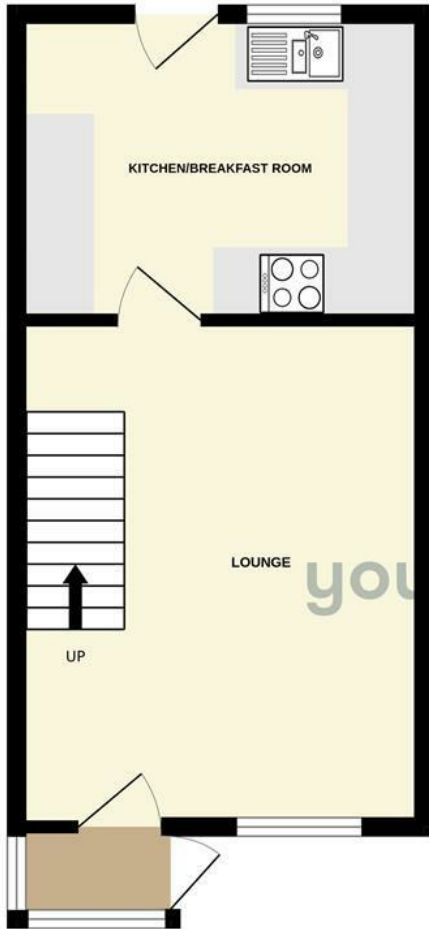


Floor Plan

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	