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Brackenhurst Road, Coundon, Coventry

Offers over £250,000 Freehold

**BELVOIR!**

EPC Rating D. Council Tax B.



Offered to market with NO ONWARD CHAIN is this impressive bay fronted family residence.

The property provides three reception rooms including open living/dining rooms with bay window & fireplace to the living room, dining room & conservatory providing a peaceful space to enjoy the garden. The gallery kitchen is perfect for any keen cook with ample surfaces, double oven & space for several appliances with the added bonus of the lobby providing additional storage. A shower room & sizeable entrance hall with storage complete the ground floor.

Three bedrooms are located on the first floor with two being double in size & all benefitting from built in storage/wardrobes. The bedrooms are serviced by a three piece family bathroom.

Off road parking is provide to the front with a fully enclosed garden is the rear which is mainly laid to lawn with raised decking perfect for relaxing in the summer sun.

Viewing is advised to fully appreciate the accommodation & garden this much loved home has to offer.



#### Entrance Porch

Tiled flooring, door opening into property.

#### Entrance Hall

Two full length double glazed windows, double glazed front door, radiator, understairs cupboard, stairs raising to first floor, ceiling light.

#### Living Room

4.06m x 3.52m (13'4" x 11'6")

Double glazed bay window to front, gas fire place with stone effect surround, radiator, TV point, Internet point, ceiling light.

#### Dining Room

3.35m x 3.18m (11'0" x 10'5")

Double glazed sliding door to conservatory, radiator, ceiling light.

#### Conservatory

2.85m x 2.77m (9'5" x 9'1")

Double glazed windows to side & rear, double glazed French doors opening onto garden, laminate to flooring, wall lights.





#### Kitchen

4.29m x 1.92m (14'1" x 6'4")

Double glazed window to side, ceiling height slit windows to rear. Kitchen comprising of wall & base units, granite effect work surfaces over, double oven, halogen four ring hob, stainless steel sink with drainer, space for washing machine, space for fridge/ freezer, space for additional appliance, tiled flooring, fully tiled walls, spot light.

#### Lobby

1.92m x 1.04m (6'4" x 3'5")

Storage cupboard, tiled flooring, ceiling light.

#### Shower Room

1.87m x 1.2m (6'1" x 3'11")

Sunken single shower cubicle, low level WC, pedestal wash hand basin, radiator, tiled flooring, fully tiled wall, ceiling light.

#### First Floor Landing

Carpet to flooring, loft access, ceiling light, stairs descending to ground floor.

#### Bedroom One

4.1m x 2.98m (13'6" x 9'10")

Double glazed bay window to front, overbed built in storage, laminate to flooring, radiator.

#### Bedroom Two

3.34m x 2.54m (11'0" x 8'4")

Double glazed window to rear, carpet to flooring, built in wardrobes, ceiling light, radiator.

#### Bedroom Three

2.48m x 2.14m (8'1" x 7'0")

Double glazed window to front, carpet to flooring, built in wardrobes, ceiling light, radiator.

#### Bathroom

Obscure window to rear. Panelled bath with mixer tap and shower attachment, pedestal wash hand basin, WC. Ceiling to floor tiling. Tiled floor. Radiator.

#### External

Front - Blocked paving for off road parking,

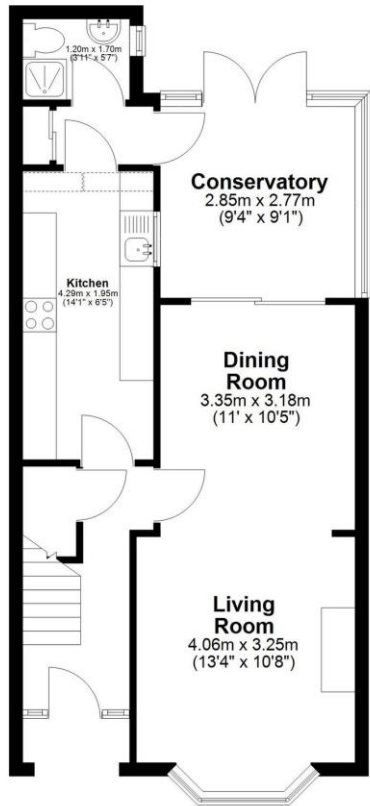
Rear - Fully enclosed, raised decking, stairs to main garden, mainly laid to lawn, garden shed, rear access to garden via vehicle pathway to the side of No.47

#### Agents Notes

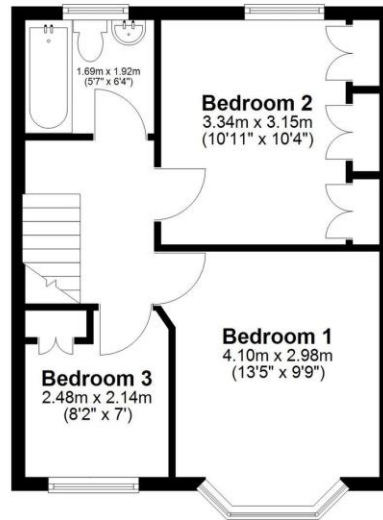
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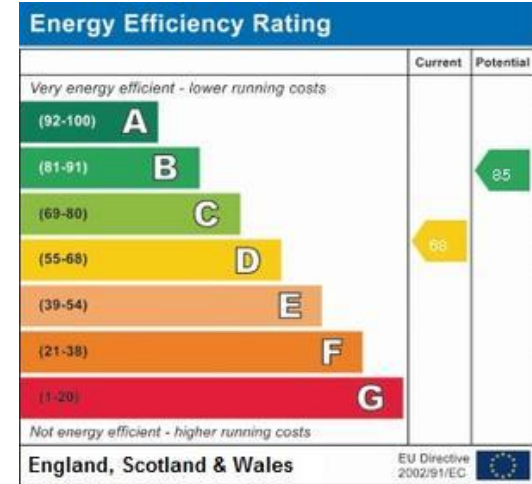
### Ground Floor



### First Floor



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Plan produced using PlanUp.



Contact us today to arrange a viewing...

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