



**Connells**

Gillquart Way  
Parkside Coventry





## Property Description

This property is located on the convenient and private Parkside estate, which is located within short walking distance of the City Centre, Coventry train station and Coventry University and is on the doorstep of all major transport links. The property consists of a lounge, fitted kitchen, ground floor w/c, three double bedrooms with one single room and a fitted bathroom. Externally there are two allocated parking spaces within a gated area.

## Approach

Front door.

## Entrance Hall

Radiator.

## Lounge

12' 2" excluding window x 12' max (3.71m excluding window x 3.66m max)  
Double glazed window to the front elevation, radiator, television point.

## Fitted Kitchen

11' 8" max x 10' 8" including window (3.56m max x 3.25m including window)  
Wall and base mounted units incorporating an inset single drainer stainless steel sink unit with work surfaces. Electric oven and gas hob with cookerhood over, plumbing for washing machine, space for domestic appliance, laminate flooring, double glazed window to the rear elevation and door to;

## Inner Lobby

Door to w/c and door to rear garden.

## Ground Floor W/C

Comprising toilet and wash hand basin.

## First Floor Landing

Storage cupboard.

## Bedroom One

11' 6" excluding window x 8' 8" max (3.51m excluding window x 2.64m max)  
Double glazed window to the front elevation and radiator.

## Bedroom Two

8' 7" max x 12' 11" excluding window (2.62m max x 3.94m excluding window)  
Double glazed window to the rear elevation and radiator.

## Bedroom Three

7' 5" excluding window x 6' 7" max (2.26m excluding window x 2.01m max)  
Double glazed window to the rear elevation and radiator.

## Bedroom Four

14' 8" x 9' 9" (4.47m x 2.97m)  
2 double glazed windows to the front elevation, double glazed window to the rear elevation and radiator.

## Fitted Bathroom

6' 6" excluding window x 6' max (1.98m excluding window x 1.83m max)  
Tiled, comprising bath with shower over, wash hand basin, toilet, radiator, laminate flooring and double glazed window to the front elevation.

## Outside

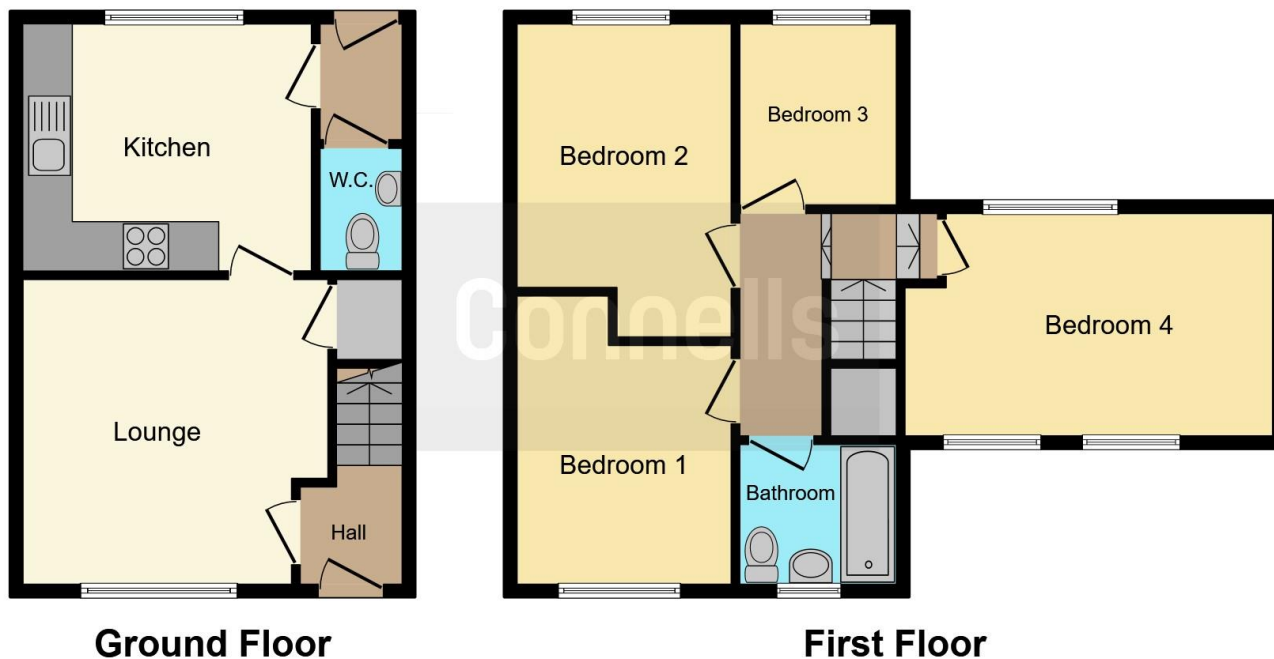
### Front Of Property

Lawned with access to front door.

### Rear Of Property

Allocated parking within a gated communal area.





This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property please contact Connells on

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**EPC Rating: C**

**view this property online [connells.co.uk/Property/COV319927](http://connells.co.uk/Property/COV319927)**

Tenure: Freehold



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