



**Connells**

Evesham Walk  
Cannon Park Coventry





## Property Description

**\*\*NO UPWARD CHAIN\*\*** This detached bungalow is set within a quiet cul de sac location in the residential area of Cannon Park. It looks over green space to the rear and is within easy reach of Warwick University and local amenities. The accommodation briefly comprises: guest w/c, lounge, dining room with doors opening to rear garden, fitted kitchen, reception room, two good sized bedrooms and a fitted shower room. Externally there is a driveway to front providing off road parking and rear garden.

## Porch

Upvc double glazed front door.

## Entrance Hall

Doors to:

## Guest W/C

Comprising toilet, wash hand basin with tiled splashback.

## Lounge

15' 11" x 12' 10" ( 4.85m x 3.91m )  
Double glazed window to the front elevation, radiator and television point. Through to:

## Dining Room

9' 11" x 9' 1" ( 3.02m x 2.77m )  
Radiator and double glazed patio doors leading to the rear garden.

## Fitted Kitchen

10' 6" x 9' 11" ( 3.20m x 3.02m )  
Wall and base mounted units incorporating an inset double drainer sink unit with work surfaces. Electric double oven and gas hob with cookerhood over, integral dishwasher, integral fridge/freezer, radiator, double glazed window to the rear elevation.

## Reception Room

Double glazed window to the rear elevation and double glazed French doors to the side elevation.

## Bedroom One

13' 6" x 12' 1" ( 4.11m x 3.68m )  
Double glazed window to the rear elevation, range of fitted wardrobes, dressing table and bedside cabinets and radiator.

## Bedroom Two

10' x 9' 3" ( 3.05m x 2.82m )  
Double glazed window to the front elevation and radiator.

## Fitted Shower Room

Tiled, comprising walk-in shower cubicle, wash hand basin set into vanity unit and wall cabinet, toilet and double glazed window to the side elevation.

## Outside

### Front Of Property

Lawned area with access to driveway providing off road parking.

### Rear Garden

Patio area leading to mature garden with lawn with garden shed and greenhouse.

## Garage







This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 02476 553 093**  
**E [coventry@connells.co.uk](mailto:coventry@connells.co.uk)**

38 New Union Street  
 COVENTRY CV1 2HN

**EPC Rating: D**

**view this property online [connells.co.uk/Property/COV320714](http://connells.co.uk/Property/COV320714)**



Tenure: Freehold



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

**See all our properties at [www.connells.co.uk](http://www.connells.co.uk) | [www.rightmove.co.uk](http://www.rightmove.co.uk) | [www.zoopla.co.uk](http://www.zoopla.co.uk)**

Property Ref: COV320714 - 0013