

# Connells

Evesham Walk Cannon Park Coventry

# Evesham Walk Cannon Park Coventry CV4 7DR







# **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

 $15^{\prime}\,11^{\prime\prime}\,x\,12^{\prime}\,10^{\prime\prime}$  (  $4.85m\,x\,3.91m$  ) 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**

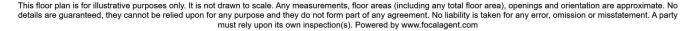
Patio area leading to mature garden with lawn with garden shed and greenhouse.

#### Garage









To view this property please contact Connells on

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38 New Union Street COVENTRY CV1 2HN

EPC Rating: D

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