

for sale

£280,000 Freehold



Lincroft Crescent Coventry CV5 8GX

NO CHAIN, Three bedroom with loft area mid terraced property situated in a quiet residential street backing on to Lake View Park. Through linuge, kitchen/diner, ground floor wc, three first floor bedrooms, family bathroom and a useful loft area. Viewing is essential.

- Energy Rating: D
- Three bedroom PLUS LOFT AREA
- Through Lounge
- Dining Kitchen
- Ground Floor WC

Property Details

Approach

Double glazed entrance door leading to:

Entrance Hall

stairs rising to the first floor, under stairs storage and doors to:

Cloakroom

Being tiled and comprising of a low level wc and wash hand basin.

Lounge 11' 11" into bay x 10' 5" max (3.63m into bay x 3.17m max)

Double glazed bay window to the front aspect, central heating radiator, gas fire and archway to:

Dining Area 10' 1" x 9' 9" (3.07m x 2.97m)

Laminate flooring, central heating radiator and arch to:

Breakfast Kitchen 14' 10" max x 11' 2" max (4.52m max x 3.40m max)

The kitchen comprises of a range of wall and base mounted units, stainless steel sink and drainer unit, gas hob with hood above, electric oven, integrated fridge/freezer, integrated dishwasher, plumbing for washing machine, double glazed sky light, double glazed window to the rear elevation and double glazed french doors opening onto the rear garden.

First Floor Landing

stairs leading to the second floor and doors to:

Bedroom One 11' 11" into bay x 9' 2" (3.63m into bay x 2.79m)

Double glazed window to the front aspect and central heating radiator.

Bedroom Two 10' 1" x 9' 1" (3.07m x 2.77m)

Double glazed window to the rear aspect, central heating radiator and combination boiler.

Bedroom Three 6' 10" x 6' 6" (2.08m x 1.98m)

Double glazed window to the front aspect and central heating radiator.

Bathroom

Being part tiled and comprises of a bath with shower over, low level wc and wash hand basin set within a vanity unit and a double glazed window to the rear.

Second Floor

Loft Area 16' 1" x 11' 11" (4.90m x 3.63m)

Two double glazed velux windows to the rear aspect and eave storage.

Outside

To the front of the property is a driveway providing parking.

To the rear of the property is a decked area with steps leading down to astroturf and further steps leading down to a patio area. Potential rear access.





To view this property please contact Connells on

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38 New Union Street
COVENTRY CV1 2HN

Tenure: Freehold

EPC Rating: D

Property Ref: COV321343 - 0003

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.

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