



Connells

Carnbroe Avenue
Binley Coventry



Property Description

This two bedroom mid terrace property is situated in the Binley area of the city and would make an ideal starter home. The property is close proximity to St Bartholomew's Church Of England Academy, local amenities and nearby motorway links.

The accommodation briefly comprises: ground floor guest w/c, lounge and a fitted kitchen/diner. Upstairs there are two good sized bedrooms and a fitted shower room. Outside there are gardens to the front and rear of the property.

Approach

Front door.

Entrance Hall

Stairs rising to first floor and door to;

Lounge

14' plus recess x 11' (4.27m plus recess x 3.35m)

Double glazed window to the front elevation, radiator, television point, laminate flooring and door to;

Fitted Kitchen/Diner

18' 3" x 9' 2" (5.56m x 2.79m)

Wall and base mounted units incorporating an inset single drainer sink unit with work surfaces. Integrated electric oven and gas hob with cookerhood over, plumbing for automatic washing machine, space for domestic appliance, double glazed window to the rear elevation and double glazed patio doors leading to the rear garden. Door to;

Ground Floor W/C

Comprising, toilet, wash hand basin and double glazed window to the rear elevation.

First Floor Landing

Doors to;

Bedroom One

15' 3" max x 9' 5" (4.65m max x 2.87m)

Double glazed window to the front elevation, walk-in closet and radiator.

Bedroom Two

11' 3" x 9' 6" (3.43m x 2.90m)

Double glazed window to the rear elevation, laminate flooring and radiator.

Fitted Shower Room

Tiled, comprising shower cubicle, wash hand basin set into vanity unit, interactive mirror, toilet, extractor fan, radiator and double glazed window to the rear elevation.

Outside

Front Garden

Astro turf with access to front door.

Rear Garden

Paved with feature pond and mature trees.

Outbuilding

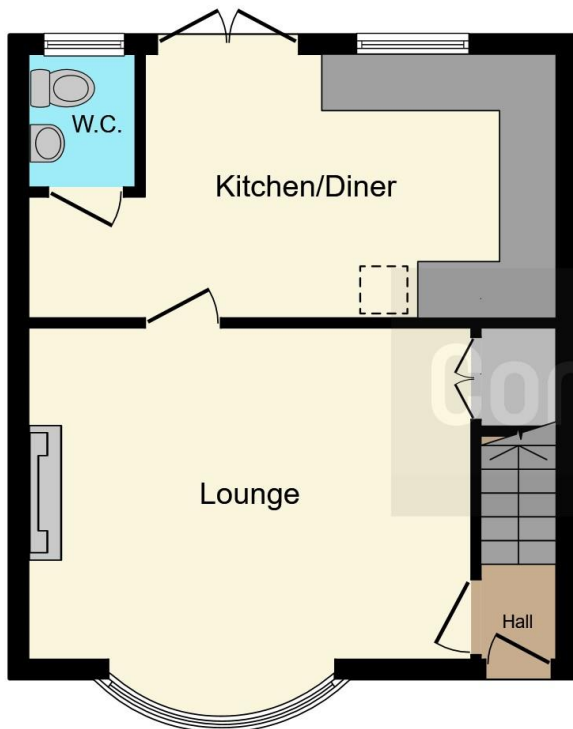
10' 10" x 8' 6" (3.30m x 2.59m)

Brick built with power and double glazed window.

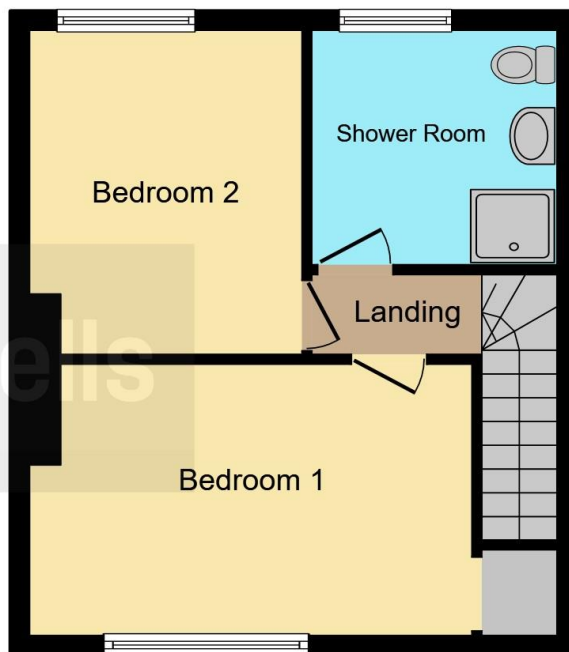
Agents Note

The vendor has confirmed that the kitchen appliances are included.





Ground Floor



First Floor

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

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EPC Rating: D

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Tenure: Freehold



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