



33 Dorchester Way

Coventry **CV2 2NB**

Guide Price £230,000

33 Dorchester Way

An attractive end-terraced bungalow with parking and a garage to the rear. In further detail the property on offer comprises: entrance hallway, lounge, kitchen, conservatory, two bedrooms and a shower room. This property has off-road parking for two vehicles and attractive rear garden leading to hardstanding to garage. There is gas central heating and double glazing throughout. An early internal viewing is strongly recommended to appreciate the property on offer.

Call us today for more information or to book an internal viewing.

LOCATION

Dorchester Way is ideally placed for all amenities with a fantastic range of shops and supermarkets, multiple bus routes, nearby health clubs, bingo hall and a few minutes' walk to the University Hospital. There are various restaurants and transport is convenient with easy access to M6, M69, M1 and the A46.

ENTRANCE HALL

Via obscure double glazed door to the side elevation, thermostat heating control, telephone point, loft hatch and doors to adjacent rooms.

LOUNGE / DINING ROOM

5.26m x 3.56m (17'3" x 11'8")
Having a double glazed window to rear elevation, radiator, TV point, telephone connection, space for lounge furniture and a door leading to the:-

CONSERVATORY

2.91m x 2.53m (9'6" x 8'3")
Having tiled flooring, radiator, double glazed windows to the side elevation and a door leading out to the rear garden.

KITCHEN

2.61m x 2.17m (8'6" x 7'1")
Incorporating range of eye level and base units, inset stainless steel single sink unit, built-in electric cooker and oven, combination boiler, space for free-standing under-counter fridge/freezer and space for a washing machine. Also having the benefit of a double glazed window to rear elevation which overlooks the rear garden and an obscure double glazed door to side elevation.

BEDROOM ONE

3.37m x 2.98m (11'0" x 9'9")
Having a double glazed window to front elevation with blinds, radiator, fitted corner design wardrobe and space for bedroom furniture.

BEDROOM TWO

2.38m x 2.29m (7'9" x 7'6")
Having a double glazed window to front elevation with blinds, radiator, built-in cupboard space housing electric consumer unit and space for bedroom furniture.

Features

Two Double Bedroom End Terrace
Sought After Location
Driveway & Detached Garage
Fantastic Transport Links & Schools Locally
Close to Hospital

SHOWER ROOM

1.90m x 1.66m (6'2" x 5'5")
Incorporating a wash hand basin with storage below, low level WC, walk-in shower unit, radiator and a wall extractor. Also having an obscure double glazed window to side elevation.

REAR GARDEN

Excellent rear garden not overlooked. Having a shed and access to the rear garage.

GARAGE

5.27m x 2.39m (17'3" x 7'10")
Having an up and over door.

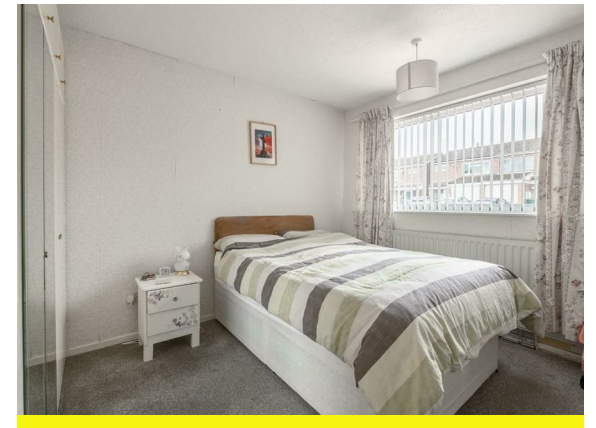
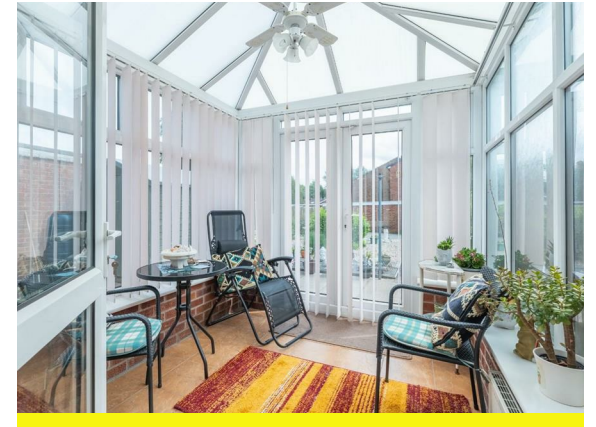
OUTSIDE FRONT

There is off-road parking for two vehicles and access to the rear garden.

DIRECTIONS

Postcode for sat-nav - CV2 2NB





Floorplan

Internal Living Area 504sq ft / 46.80m2



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General Information

Tenure

Freehold

Fixtures & Fittings

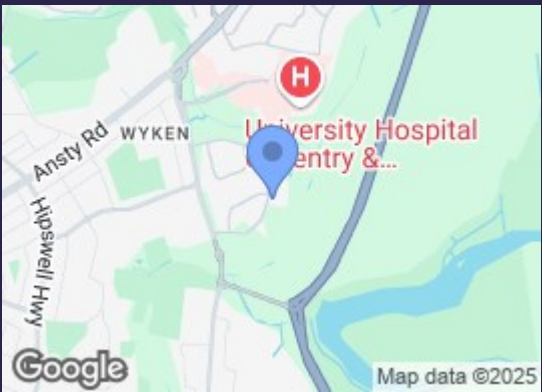
Specifically excluded unless mentioned in these sales particulars.

Services

We understand that mains water, gas, electricity and drainage are connected to the property. We have not carried out any form of testing of appliances, central heating or other services and prospective purchasers must satisfy themselves as to their condition and efficiency.

Council Tax

Band B - Coventry City Council



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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