

## Tierney Lawrence

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**From:** ian maltby <ianmaltby9@gmail.com>  
**Sent:** 30 March 2024 11:41  
**To:** Tierney Lawrence  
**Subject:** Re: Price reduction - Honfleur, Rugby road, CV8 3HU.

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Yes this is fine  
Regards  
Ian MALTBY

On Friday, March 29, 2024, Tierney Lawrence <[Tierney.Lawrence@atkinsonstilgoe.co.uk](mailto:Tierney.Lawrence@atkinsonstilgoe.co.uk)> wrote:

Hello Ian,

As discussed on the phone, a price improvement is the best way to go moving forward. This should hopefully gain some more attraction for the property Honfleur, Rugby road, CV8 3HU.

Please could you reply to this email in agreement of what we discussed on the phone for the reduction stating Offers Over £285,000.

Have a lovely Easter Weekend,

Kindest regards

**Tierney Lawrence**

Sales Negotiator

**Atkinson Stilgoe**

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Atkinson  
Stilgoe

Honfleur Rugby Road  
Brandon Coventry

Honfleur Rugby Road  
Brandon Coventry CV8 3HU

for sale offers over  
**£285,000**



### Property Description

A fantastic opportunity to purchase this impressive three bedroom family home which must be viewed internally to be appreciated. The accommodation in more detail comprises of a spacious entrance hall, lounge, dining room, kitchen and downstairs cloakroom, three bedrooms and family bathroom. Benefiting from a good sized low maintenance rear garden with parking behind. The location offers fantastic dog walks nearby, with villages such as Woiston and Binley Woods and their amenities within close proximity. Easy access onto the A45 within a short drive and then leading to the M6/M45 which can take you to Birmingham and London. Offered with NO CHAIN.

### Approach

This property is accessed from a path leading off Avondale Road, the front garden benefits from having a paved path to front door and shrubbery in front lawn.

### Entrance Hall

With stairs leading to first floor, tiled flooring.

### Lounge

11' 11" Maximum x 13' 1" ( 3.63m Maximum x 3.99m )

Feature floorboards, window to front elevation, radiator, archway leading to dining room.

**Dining Room**  
11' 10" x 12' ( 3.61m x 3.66m )

Spacious dining room with a continuation of the feature floorboards and patio doors to paved patio area at rear

### Kitchen

7' 6" x 16' 11" maximum ( 2.29m x 5.16m maximum )

Fitted with a range of base and wall mounted units with wooden work surfaces over with the addition of a one and half bowl sink and drainer unit. Hob with cooker hood above and oven below counter. Space for below counter fridge and dishwasher.

Further space to the rear of the room with more base units and wood work surface over, below counter space for freezer and plumbing for washing machine. Wall hung radiator, patio doors to side leading out to patio area. Door through to:

### Cloakroom

Fitted with a low level w/c, hand wash basin and window to rear.

### Landing

Access into loft - providing good storage space and potential for a multi-purpose room.



**Bedroom One**  
11' 10" x 9' 11" excluding wardrobes ( 3.61m x 3.02m excluding wardrobes )

Woodstyle flooring, window to front, radiator and full width wardrobes to the rear wall.

**Bedroom Two**  
12' 2" x 11' 11" ( 3.71m x 3.63m )

Wood style flooring, window to rear and radiator.

**Bedroom Three**  
8' x 7' 6" ( 2.44m x 2.29m )

Window to front elevation.

### **Bathroom**

Fitted with a white suite comprising of a bath with mixer tap over, separate shower cubicle, low level w/c and pedestal hand wash basin with mixer tap. Woodstyle flooring, heated towel rail and window to rear.

### **Outside**

#### **Rear Garden**

Enclosed low maintenance rear garden with gate through to parking at the rear of the property.





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To view this property please contact Atkinson Stilgoe on

**T 01926 857 461**  
**E [kenilworth@atkinsonstilgoe.co.uk](mailto:kenilworth@atkinsonstilgoe.co.uk)**

29 Warwick Road  
 KENILWORTH CV8 1HN

**EPC Rating: D**

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Tenure: Freehold



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