



10 Crakston Close, Binley, Coventry, CV2 5EB  
£230,000

cartwright  
hands

# 10 Crakston Close

Coventry

- Three Bedrooms
- Lounge/diner
- Kitchen
- Utility Room
- Two Bathrooms
- Garden
- Garage
- Freehold
- EPC C (69)
- Council Tax Band B

This three bedroom end of terrace family home is situated in a quiet cul-de-sac location in Binley with good access to the local shops and amenities such as The University Hospital, Caludon Castle School catchment area. The accommodation features: entrance hall, spacious lounge/diner, kitchen, utility room, downstairs shower room, three bedrooms and family bathroom. Externally there is an enclosed easy maintenance rear garden and a single garage.



## **Accommodation Comprises**

On the Ground Floor

### **Entrance Hall**

Door to front, door to kitchen, utility room, downstairs shower room, lounge/diner, stairs to first floor.

### **Kitchen**

Double glazed windows to front, range of wall and base unit cupboards and drawers, one and quarter bowl sink and drainer, space for dish washer, integrated electric oven, integrated four ring electric hob with cooker hood, space for fridge/freezer, radiator.

### **Utility Room**

Space for fridge/freezer, washing machine, tumble dryer, radiator, double doors to rear garden.

### **Shower Room**

Opaque double glazed window to front, shower cubicle with mains shower, low level WC, wash hand basin.

### **Living/Dining Room**

Double glazed windows to side and rear, sliding double glazed door to rear, fire place, TV point, radiator.

## **On the First Floor**

Landing

### **Bedroom One**

Double glazed window to rear, built in wardrobes, radiator.

### **Bedroom Two**

Double glazed window to front, radiator.

### **Bedroom Three**

Double glazed window to rear, radiator.

### **Bathroom**

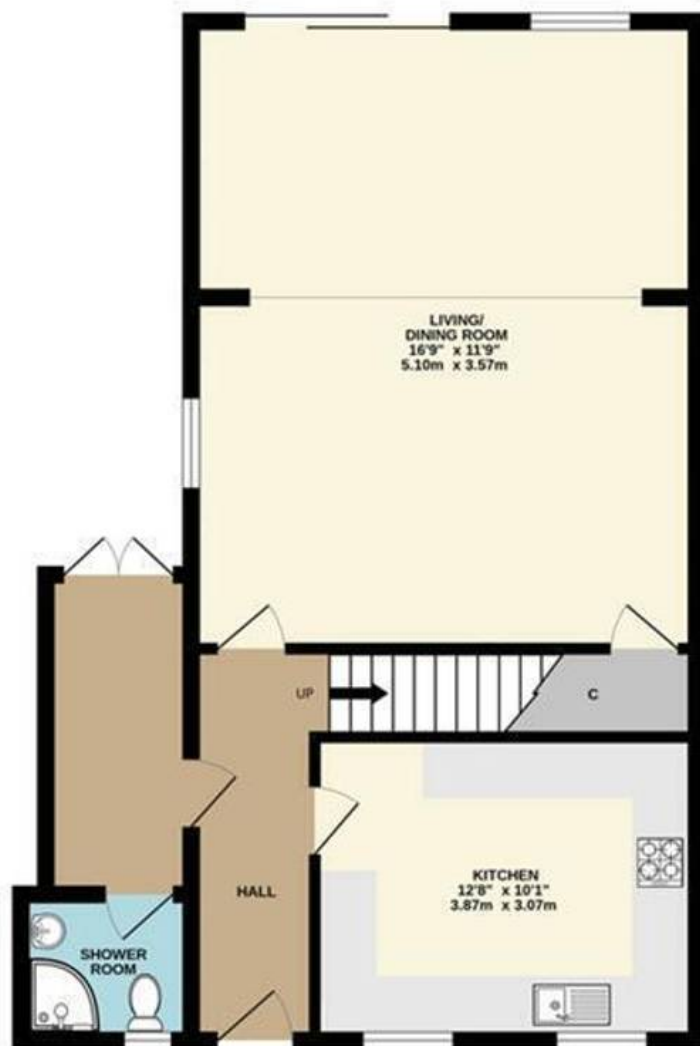
Opaque double glazed windows to front, corner bath, low level WC, wash hand basin, heated towel rail.

### **Garden**

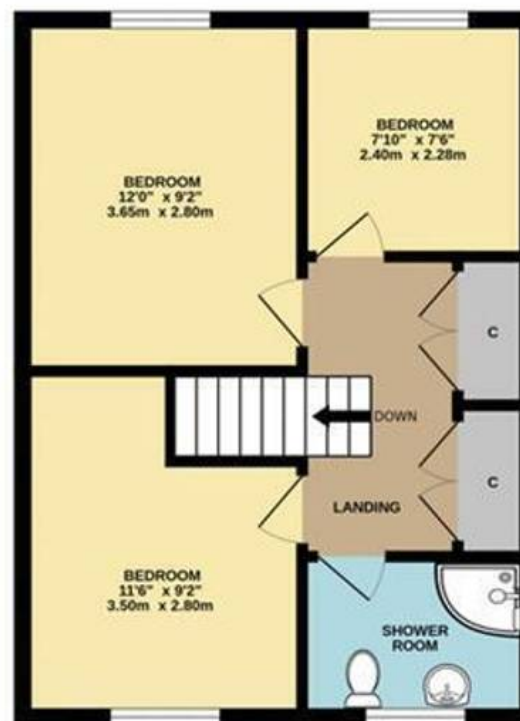
Easy maintenance patio garden enclosed by fence and wall boundary with gated access to the rear. Single garage with up & over door to the side of the property.



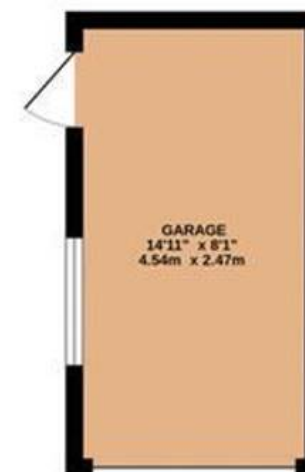
GROUND FLOOR  
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR  
389 sq.ft. (36.1 sq.m.) approx.



GARAGE  
118 sq.ft. (11.0 sq.m.) approx.



TOTAL FLOOR AREA: 1155 sq.ft. (107.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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