



TAILOR MADE
SALES & LETTINGS



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Hockley Lane

Eastern Green, Coventry, CV5 7FS

Price £395,000



ANOTHER PROPERTY SOLD BY
TAILOR MADE
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A real pleasure to bring to market this simply stunning detached bungalow, located on the edge of Eastern Green, presented to the highest standard throughout.

This lovely two double bedroom bungalow occupies an enviable plot with sizeable front driveway, firstly providing good distance from the road, ensuring the bungalow is quiet, but also offering ample off-road parking and easy access to the detached garage.

There is a beautiful rear garden, with covering composite decking area, perfect for those early morning coffees or al-fresco dining. A large lawn with shrubs and tree, screened vegetable patch or further private patio, secure side access and door into the garage.

The accommodation is beautifully presented throughout and comprises a generous entrance hallway, two excellent sized double bedrooms, extended lounge / dining room overlooking the garden, modern kitchen / diner and beautifully presented, modern shower room.

There is a large loft hatch, via the entrance hallway, with fold out, easy to use ladder, providing access to a partially converted loft- room with sky light, currently used as a craft room.

Full property summary

Entrance Hallway

Doors off to all principle rooms, pull down loft hatch with easy to use fold out ladder, leading to a loft room with sky light.

Bedroom One

Double glazed window to the front elevation, shutter blind, central heating radiator and ample room for wardrobes.

Bedroom Two

Double glazed window to the front elevation, shutter blind, central heating radiator and ample room for wardrobes.

Shower Room

A lovely modern shower room, with modern tiling, large walk in shower enclosure, WC, wash hand basin, radiator, storage cupboard and double glazed window.

Lounge

Open plan to the dining room extension, modern fire place with capped off gas fire and central heating radiator.

Dining Room

Open plan to the lounge, double glazed window to the side elevation, radiator and double glazed patio doors onto the garden.

Kitchen / Diner

A lovely modern kitchen, comprising a range of wall and base units, laminate counter tops, modern splash back tiling, moveable island unit, sink drainer, four ring electric hob, electric oven, extractor hood above, space for fridge freezer and dishwasher, spacious utility cupboard, double glazed window and door onto the garden.

How to Make an Offer

We will require the following information before we

Tel: 024 76939550

can advise our clients to accept or reject your offer:

- Full proof of up to date deposit funds (by way of bank statement, bank screenshot, building society book or solicitors letter)
- Should your deposit funds be coming from equity within your sale we require a memorandum of sale confirming your sale agreed price and an up to date mortgage statement outlining your redemption figure
- Should your offer be a full "cash" offer we require proof of the full amount or a solicitors letter
- Proof of your mortgage decision in principle (must have a recent date, full names and loan to value ratio)
- Details including name, address, telephone number and email of who is arranging your mortgage (i.e. brokerage or direct bank)

Should you have any question on the above please contact us.

Agents Disclaimer

While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point of which is of particular importance to you,

please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.

The measurements indicated are supplied for guidance only and as such must be considered incorrect.

Please note we have not tested the services, or any of the equipment or appliances in this property, accordingly we advise prospective buyers to commission their own survey or service reports before finalising the purchase.

These particulars are issued in good faith but do not constitute representations of fact, or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants.

Money Laundering Regulations

Prior to a sale being agreed, prospective purchasers will be required to produce identification documents. Your co-operation with this, in order to comply with Money Laundering regulators, will be appreciated and assist with the smooth progression of the sale.



Road Map



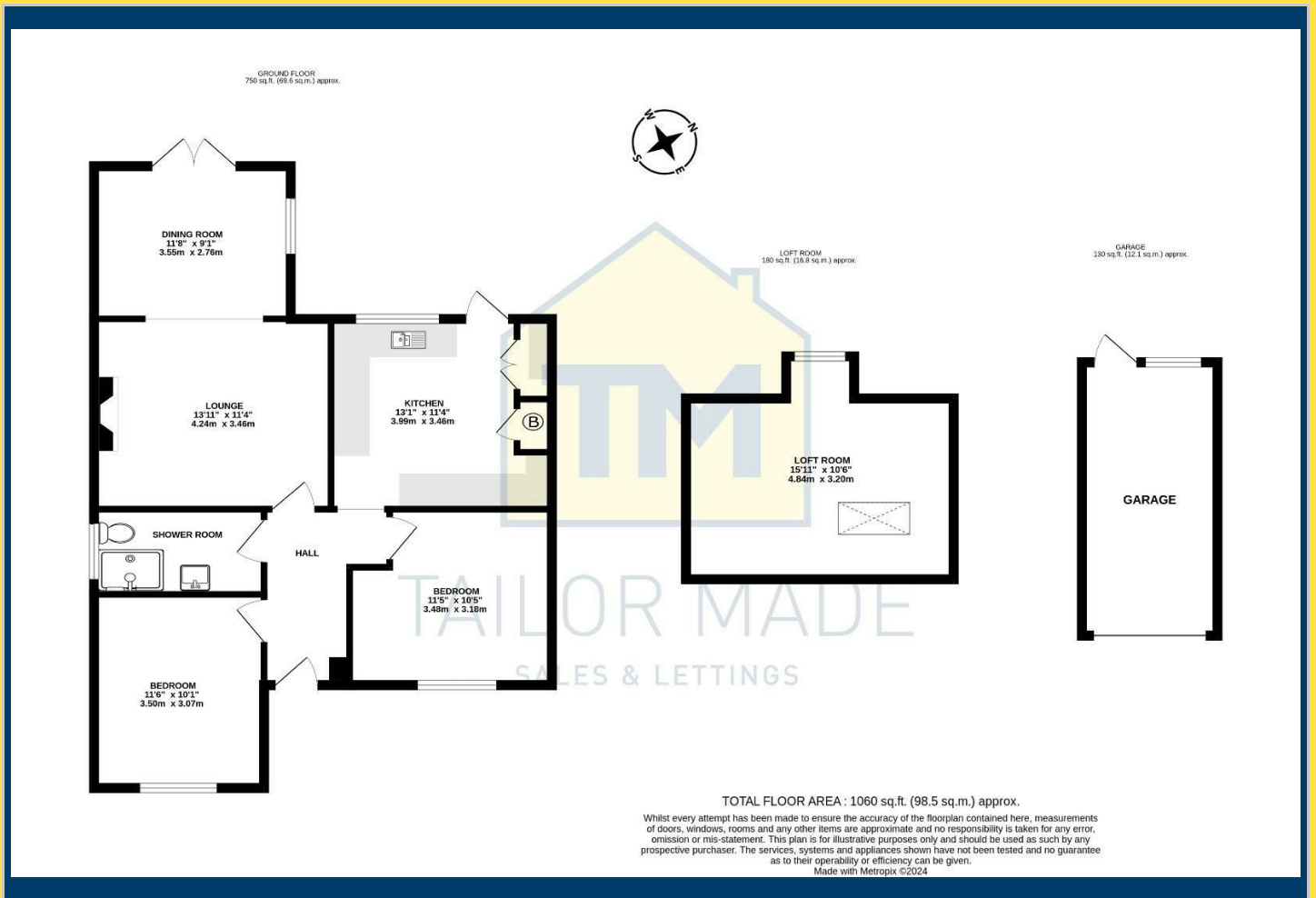
Hybrid Map



Terrain Map



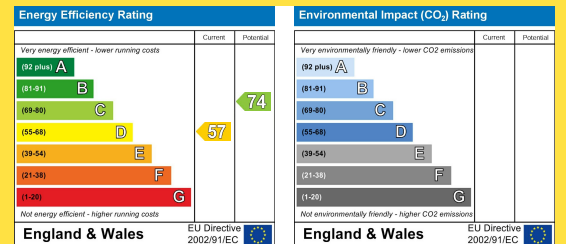
Floor Plan



Viewing

Please contact our Tailor Made Sales & Lettings Office on 024 76939550 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.