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GODFREY-PAYTON
CHARTERED SURVEYORS



18 South Avenue

Coventry, CV2 4DR

Offers over £470,000



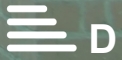
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18 South Avenue

Stoke Park, Coventry, CV2 4DR

A circa Edwardian detached set within a popular residential setting on the fringe of the city center. The accommodation offers: three reception rooms, kitchen with adjoining utility and pantry, four generous sized bedrooms, bathroom, outside mature garden with covered terrace, ample parking and two single garages. The property benefits from 'No Chain'.

On the Ground Floor

Period Reception Hall

Having three quarter height wooden wall paneling, parquet flooring, solid oak staircase with half landing and large stain glass window with useful storage cupboard beneath.

Guest Cloakroom

Having full height tiling, low level WC and corner wash hand basin.

Lounge

Having Parquet flooring extending to a central fireplace, 'French' doors allowing access to rear covered terrace and garden.

Dining Room

Having three quarter height wooden wall paneling extending to a feature fire surround with tiled inset and hearth, 'French' doors offering access to the rear garden and terrace.

Study/Family Room

A versatile room with parquet flooring, fitted cupboards.

Inner Hall

Having serving hatch, parquet flooring extending to a part glazed door to

Kitchen

Having serving hatch, parquet flooring extending to a part glazed door to

Laundry/Utility Room

Having fitted floor and wall mounted units, tiled work surfacing, wall mounted 'Worcester' boiler, double glazed door to side entry and walk-in pantry.

On the First Floor

Landing

Having hatch loft access, door to walk-in storage cupboard and eaves storage, door to WC with full height tiling, low flush WC and wall mounted wash hand basin.

Bedroom 3

Having fitted corner cupboard, Period style fireplace and double glazed 'French' doors to adjacent balcony.

Bedroom 2

Having corner fitted cupboard and offering views and access to balcony area via double glazed 'French' doors.

Bedroom 1

A further generous sized double bedroom offering dual aspect views, Period style fireplace.

Bedroom 4

Having views to front elevation.

Bathroom

Being ceramic tiled to all walls, white suite which offers paneled bath with shower unit over, pedestal wash hand basin and access to airing cupboard.

Mature Rear Garden

Having covered terrace area with retaining wall, beyond which are mainly laid lawned area with bordering mature trees and bushes to rear.

Parking/Garaging

Offering ample parking with two single garages in situ to either side.

Services

All mains, water, electricity, gas and drainage are connected.

Tenure

We understand the property is Freehold but recommend that a prospective purchaser checks this via their legal representative

Energy Performance Certificate

A copy of the EPC Certificate can be downloaded from www.epcregister.com. The property is a band D.

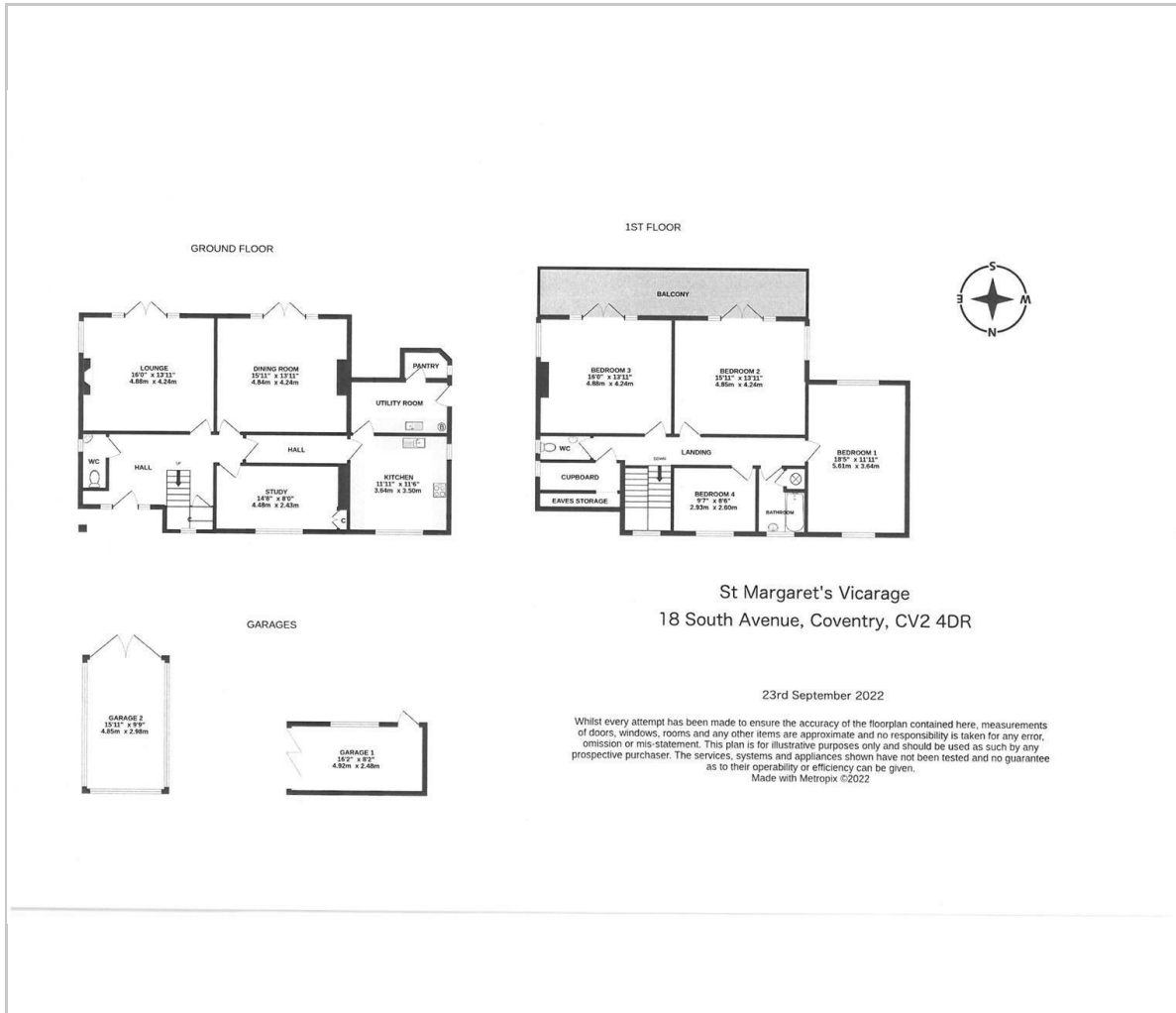
Method of Sale

The property offered for sale by 'Private Treaty' as a whole with vacant possession upon completion.





Floor Plan



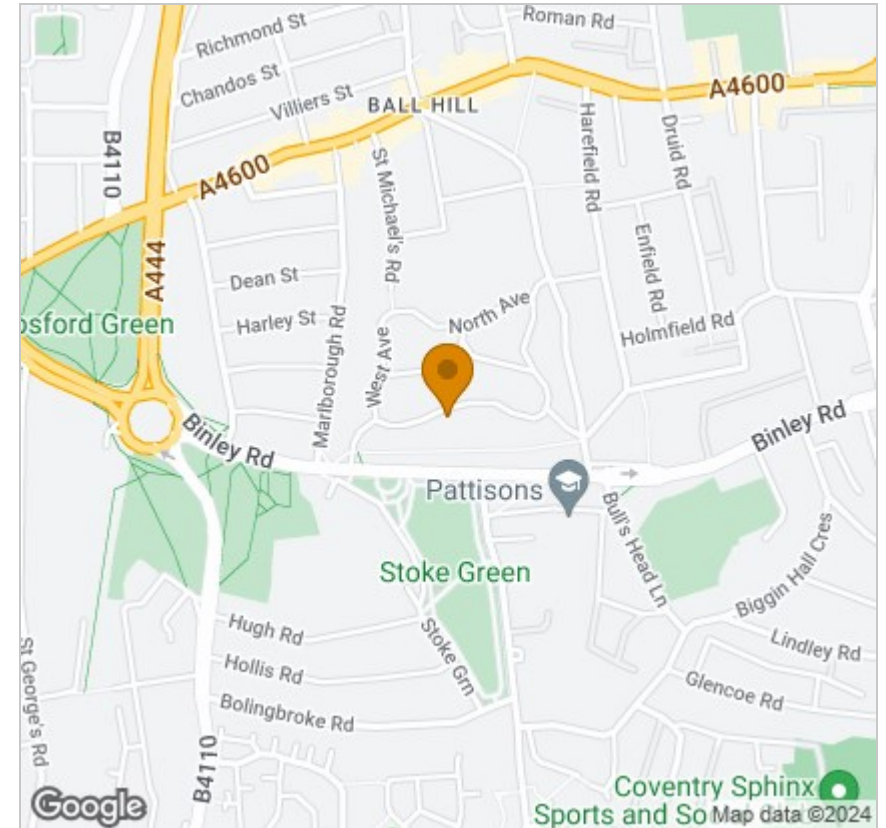
Viewing

Please contact our Warwick Office on 01926 492511 if you wish to arrange a viewing appointment for this property or require further information.

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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Area Map



Energy Efficiency Graph

