



**Pembury Avenue, Longford  
Coventry CV6 6JT  
Offers Invited £245,000**

Pointons Estate Agents are proud to bring to the market this well presented link detached property in the popular location of Longford, close to great network links and local amenities.

In brief the property comprises of; Entrance hall, reception room, open plan, kitchen diner, with access to a tandem garage and conservatory. To the first floor you will find three bedrooms and a family bathroom. Externally the property offers a driveway for multiple cars with the rear garden mostly laid to lawn. An internal inspection is strongly recommended and viewings are by prior appointment via the agents.



**Entrance**

Via double glazed entrance door leading into:

**Hallway**

Radiator, central heating thermostat, textured ceiling with pendant light, stairs to first floor landing, door to:

**Lounge**

14'0" x 12'7" (4.26m x 3.83m)

Bay window to front, brick-built fireplace with wooden mantle over, double radiator, telephone points, textured ceiling with feature beams, glazed door to:

**Kitchen/Dining Room**

9'6" x 15'7" (2.89m x 4.75m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with draining board and tiled splashbacks, plumbing for washing machine and slimline dishwasher, spaces for fridge, freezer, gas point for cooker, two windows to rear, radiator, laminate flooring, textured ceiling, door to garage.

**Landing**

Window to side, built in storage cupboard, textured ceiling doors to .

**Bedroom**

11'7" x 8'2" (3.53m x 2.50m)

Window to front, radiator, textured ceiling, double doors to built in wardrobe with hanging rail.

**Bedroom 2**

9'11" x 9'3" (3.01m x 2.83m)

Window to rear, radiator, textured ceiling, double doors to built in wardrobe with hanging rail.

**Bedroom 3**

8'8" x 7'1" (2.63m x 2.15m)

Window to front, radiator, textured ceiling. Built in storage cupboard

**Bathroom**

Fitted with three piece suite comprising panel bath with electric shower over and mixer tap taps, pedestal wash hand basin, low level w.c., ceramic tiling to all walls, obscure glazed window to rear and radiator,

**Garage**

Attached brick built tandem garage with power and light, up and over door, door to leading back to conservatory:

**Conservatory**

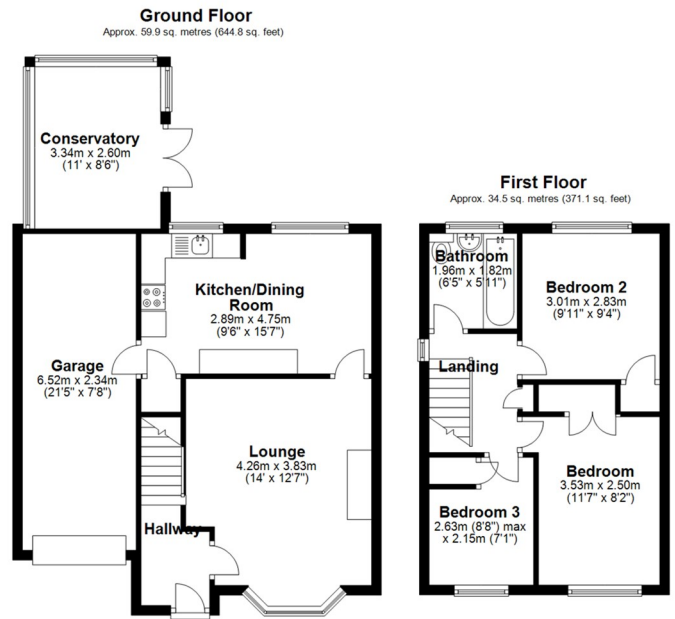
UPVC double glazed construction with poly-carbonate roof, wooden laminate flooring, double glazed French style double doors to garden.

**Outside**

To rear of the property is an enclosed garden mainly laid to lawn with shrub borders and patio. To the front is driveway providing parking and access to garage.

**General**

Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. The property is council tax band C and payable to Coventry City Council



Total area: approx. 94.4 sq. metres (1015.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G		63	
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



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