



**Brockenhurst Way, Longford
Coventry CV6 6TE
Guide Price £265,000**

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

The accommodation benefits from gas central heating and double glazing and comprises of; Entrance hall, ground floor W/C, lounge, dining area, open plan and refitted breakfast kitchen. 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 paved and laid to lawn. This former show home also benefits from a larger plot size. An internal inspection is strongly recommended and viewings are by prior appointment via the agents.



Entrance

Via a double glazed composite door to:

Entrance Hall

laminated flooring, textured ceiling and doors to:

WC

Two piece suite with pedestal wash basin and WC, laminated flooring, Obscure double glazed window to front.

Living Room

18'11" into bay x 15'2" (5.78m into bay x 4.63m)

Double glazed bay window to front, two radiators, telephone point, textured ceiling, spindle staircases leading to first floor landing and door to:

Dining Area

8'11" x 15'2" (2.71m x 4.63m)

Double radiator, laminated flooring, ceiling spotlights, opening through to:

Open Plan Kitchen

9'1" x 14'7" (2.78m x 4.45m)

Fitted Kitchen with a matching range of base and eye level units with worktop space and breakfast bar, stainless steel sink with drainer and mixer tap, integrated under-unit lighting, built-in dishwasher and plumbing for washing machine, space for fridge and freezer, built-in electric oven and integrated gas hob with gas point and extractor hood over, window to rear, double radiator, laminated flooring with ceiling spotlights and velux skylight, French doors to garden

Landing

Open spindle staircase leading from the lounge to the landing with storage cupboard, window to the side and doors to:

Bedroom 1

13'6" x 8'4" (4.11m x 2.55m)

Window to front, radiator, textured ceiling,

Bedroom 2

12'0" x 8'4" (3.66m x 2.55m)

Window to front, radiator, textured ceiling, Fitted wardrobe with sliding doors

Bedroom 3

8'11" x 6'6" (2.72m x 1.98m)

Window to front, radiator, textured ceiling,

Bathroom

Three piece suite with panelled bath, with mixer tap shower and glass screen, pedestal wash basin, WC, window to front, tiling to all walls with ceramic tiled flooring.

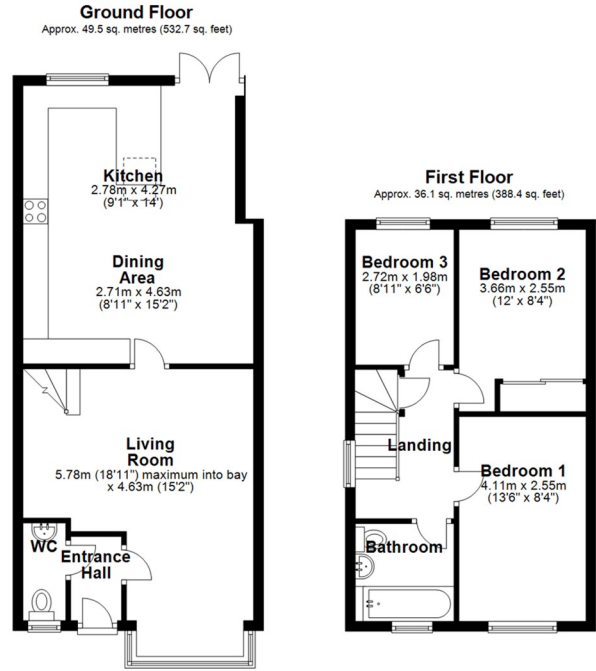
Outside

To the front: Single garage with up and over door, tarmac and block paving driveway for multiple cars, Side access to the garden

To the rear: Block paved patio to rear and side with access to the detached garage, lawn and decking area.

Disclaimer

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. Council Tax Band: C



Total area: approx. 85.6 sq. metres (921.1 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		75	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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