



**Warden Road, Radford
Coventry CV6 3EL
£195,000**

*** NO UPWARD CHAIN *** Pointons Estate Agents are pleased to welcome to market this three bedroom terraced house in Warden road, Coventry. Close to local shops, schools and further amenities, benefiting from gas central heating and double glazing throughout. In brief the property comprises of: an entrance hall, living room, Fitted kitchen. To the first floor are three bedrooms and a shower room. This property would be an excellent purchase for first time buyers and investors. Viewings are strictly via the agent. EPC - TBC



Entrance

Via a Double glazed PVC door to:

Hallway

Single radiator, stairs leading to first floor, door to:

Lounge

14'1" x 12'5" (4.28m x 3.78m)

Double glazed bay window to front, fireplace, single radiator, TV & internet, point door to:

Kitchen

20'1" x 9'2" (6.12m x 2.80m)

Fitted with a matching range of base and eye level units with worktop space over, 1 bowl stainless steel sink with mixer tap and drainer, integrated electric oven and hob, integrated fridge freezer, plumbing for washing machine, window to rear, radiator, ceramic tiled flooring, tiles splash back, doors to:

Wet Room

7'0" x 5'3" (2.14m x 1.61m)

Two piece suite with toilet and pedestal wash basin, wall mounted electric shower, fitted curtain rail.

Reception Room

12'9" x 4'0" (3.88m x 1.23m)

Double glazed window to rear, single radiator, TV and internet point.

Bedroom 1

12'5" x 9'4" (3.78m x 2.85m)

Double glazed window to front, single radiator, TV and internet point.

Bedroom 2

10'0" x 10'3" (3.06m x 3.12m)

Double glazed window to rear, single radiator.

Bedroom 3

9'3" x 5'7" (2.82m x 1.71m)

Double glazed window to front, single radiator,.

Bathroom

5'7" x 4'9" (1.70m x 1.44m)

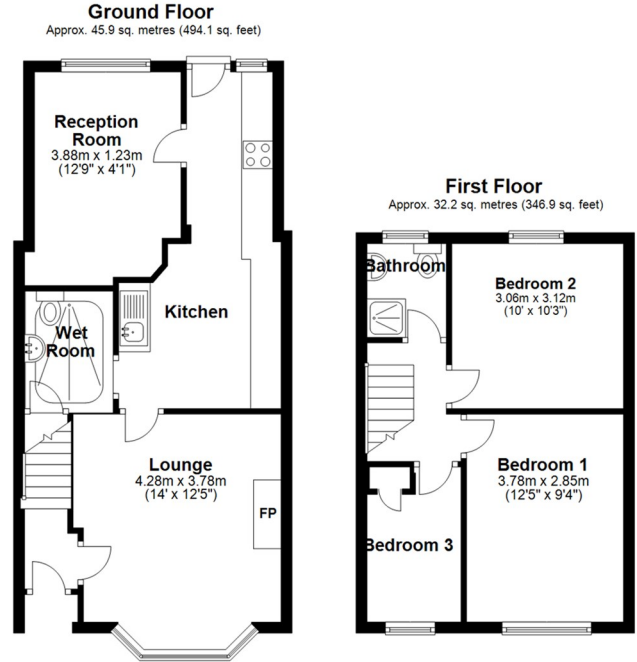
Double glazed window to rear, Three piece suite with toilet, pedestal wash basin and shower cubical, wall mounted electric shower, tiling to all walls

External

Low maintained garden to the front and rear of the property, rear benefitting of a hardstanding to support a single story garage/summer house

Disclaimer

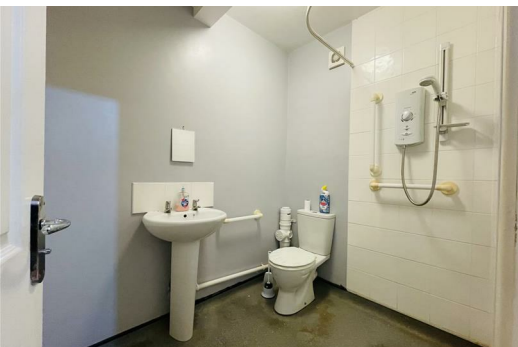
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



Total area: approx. 78.1 sq. metres (841.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(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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