



**Joseph Creighton Close, Binley
Coventry CV3 2QF
Asking Price £260,000**

Pointons Estate Agents welcome you to Joseph Creighton Close, Binley, in Coventry! This charming bungalow offers a cozy retreat with 1 reception room, 2 bedrooms, and 1 bathroom. Situated in a peaceful neighbourhood, this link-detached property is perfect for those seeking a tranquil living space.

Located in Coventry, this property benefits from a great location with easy access to local amenities, schools, and transport links. Whether you're looking for a peaceful place to call home or a cozy retreat away from the hustle and bustle, this bungalow offers a wonderful opportunity to create your own haven.

Don't miss out on the chance to make Joseph Creighton Close your new address. Book a viewing today and step into the potential of this delightful bungalow!



Entrance

Via double glazed entrance door leading into:

Porch

Further double glazed door to:

Entrance Hall

Radiator, wooden flooring, double doors to Lounge/Dining Room, door to:

Cloakroom

Obscure double glazed window to side, two piece suite comprising, vanity wash unit with cupboard under and low-level WC, tiled splashback, wooden flooring.

Lounge/Dining Room

16'2" x 20'2" (4.93m x 6.14m)

Double glazed bow window to front, double glazed window to side, feature electric fire set in feature surround, two radiators, wooden flooring, telephone point, TV point, coving to textured ceiling, doors to:

Fitted Kitchen

8'2" x 10'11" (2.49m x 3.33m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with mixer tap with tiled splashbacks, space for fridge, built-in eye level electric fan assisted oven, four ring gas hob, built-in microwave, extractor hood, double glazed window to side, ceramic tiled flooring, door to:

Utility

6'6" x 7'10" (1.98m x 2.40m)

Fitted with a base and eye level units, plumbing for washing machine, space for fridge/freezer, double glazed door to garden, door to garage

Inner Hallway

Wooden flooring, access to loft area, door to Storage cupboard, wall mounted combination boiler serving heating system and domestic hot water, doors to:

Shower Room

Recently refitted with three piece suite comprising shower area enclosure, vanity wash hand basin with cupboard under, close coupled WC and heated towel rail, extractor fan ceramic and tiling to all walls, obscure double glazed window to side, ceramic tiled flooring.

Bedroom

11'7" x 10'10" (3.54m x 3.31m)

Double glazed window to rear, fitted wardrobes with hanging rails and shelving, bedside cabinets and drawers, radiator.

Bedroom

7'11" x 8'11" (2.41m x 2.73m)

Radiator, wooden flooring, door to:

Conservatory

Brick and double glazed construction with double glazed polycarbonate roof, ceiling fan and light, wooden laminate flooring, double doors to garden:

Garage

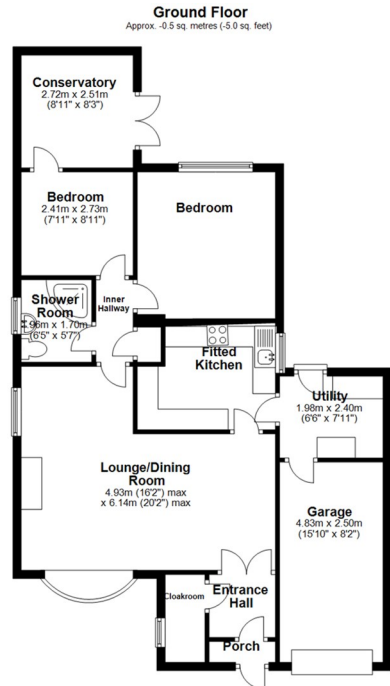
Garage with personal door, power and light connected, Up and over door.

Outside

To the rear is an enclosed garden of easy maintenance, with paved patio and atro-turf lawn, shrub borders. Side pedestrian access leading to the front where there is a tarmac driveway providing parking and vehicular access to garage and slate chippings hard standing.

General

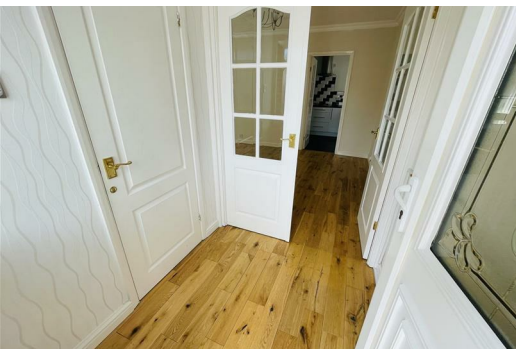
Please Note: All fixtures & fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items. Council tax is band C paid to Coventry Council



Total area: approx. -0.5 sq. metres (-5.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B		64	
(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			85
(81-91) B		64	
(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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