



**Riverside Close, Whitley
Coventry CV3 4AU
£215,000**

Pointons Estate Agents are pleased to offer for sale this three bedroom mid terrace residence on the quiet cul de sac of Riverside Close, Whitley, Coventry. Close to local shops, schools, further amenities and offering excellent transport links. This property benefits from gas central heating and double glazing throughout, in brief the property comprises of an entrance hall, lounge/dining room and kitchen. To the first floor there are three bedrooms and a shower room. To the front of the property there is a block paved driveway offering parking for numerous vehicles and garage, to rear there is a non overlooked enclosed garden. This property would make an excellent purchase and viewings are strictly via the agent. EPC TBC



Entrance Hall

Entrance via front door, window to side, leading to:

Lounge/Dining Room

23'0" x 11'10" (7.00m x 3.60m)

With double glazed window to front, double glazed french doors to rear, gas fireplace with wooden surround, radiators, coving to ceiling, wooden flooring, television and telephone points.

Kitchen

10'10" x 6'7" (3.30m x 2.00m)

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with drainer, space for cooker, fitted extractor hood, plumbing for dishwasher and washing machine, tiled flooring and splashbacks, understairs storage cupboard and boiler.

Hall

Carpeted stairs off to the first floor.

Landing

Carpeted with doors off to various rooms and storage cupboard.

Bedroom

13'1" x 9'2" (4.00m x 2.80m)

With double glazed window to front, wooden flooring, coving to ceiling, radiator and fitted wardrobes.

Bedroom

7'10" x 9'2" (2.40m x 2.80m)

With double glazed window to rear, wooden flooring, coving to ceiling, radiator and fitted wardrobes.

Bedroom

11'2" x 11'10" (3.41m x 3.60m)

With double glazed window to front, wooden flooring, coving to ceiling and radiator.

Shower Room

5'7" x 6'7" (1.70m x 2.00m)

With shower cubicle and sliding screen, low level WC, hand wash basin with mixer tap and built in storage below, tiled flooring and splashbacks and obscure double glazed window to rear.

Outside

to front there is a block paved driveway offering parking for numerous vehicles, to rear an enclosed non over looked garden made up of lawn and patio.

Garage

Garage with double door opening with power and lighting.

Tenure

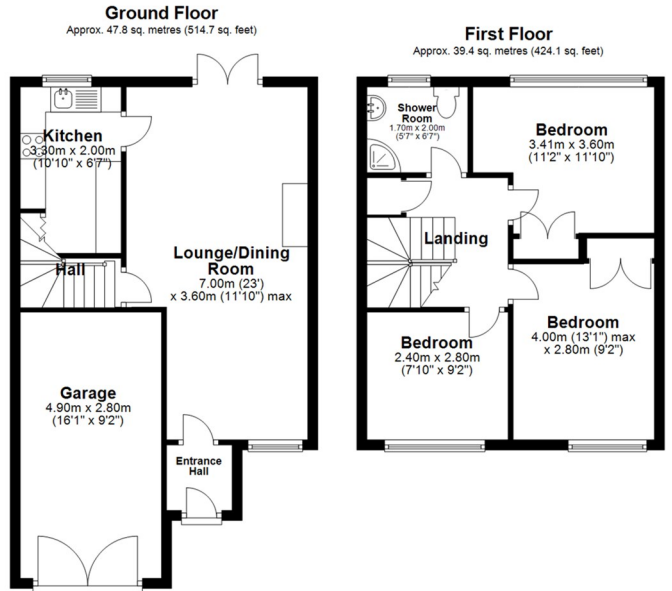
Freehold

Council Tax

Coventry City Council Band B

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. 87.2 sq. metres (938.9 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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