



**43 Hurst Road, Coventry
CV6 6EL
Guide Price £249,950**

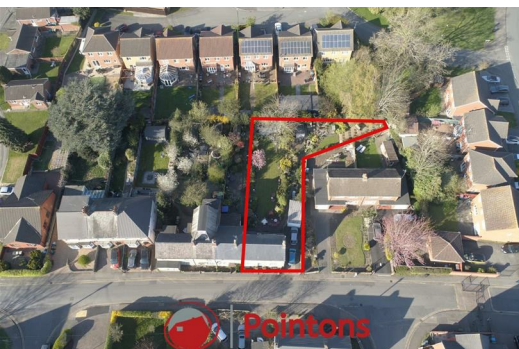
*** BRAND NEW CENTRAL HEATING SYSTEM *** Points are proud to offer this while presented two bedroom cottage, in a quiet cul-de-sac location of Longford, within walking distance to local amenities and great connection to network links.

This double fronted cottage boast original features such as exposed beams, shaker style doors and high ceilings. In brief the property comprises of; an entrance hallway with a reception room either side. A gally kitchen with a rear reception hall and access to a WC.

To the first floor, you will find two double bedrooms and the family bathroom fitted with a three-piece suite with his and hers wash basin units.

Externally the property offer is a double tandem drive with access to a garage from the front.

To the rear, a 90ft well maintained mature garden with additional land to the side. Perfect for a summer house or annex (STPP)



Entrance Hall

11'3" x 3'0" (3.43m x 0.91m)

Entrance door leading into the property, stairs to first floor, doors to:

Living Room

14'4" x 13'11" (4.36m x 4.25m)

Window to front, fireplace,.

Dining Room

14'4" x 12'11" (4.36m x 3.94m)

Window to front, window to side, fireplace, door to:

Kitchen

5'3" x 17'5" (1.61m x 5.30m)

Fitted kitchen with matching base and eyelevel units, one and a half bowl composite sink, four ring integrated gas hob, integrated electric oven, window to rear, open plan to:

Reception Hall

5'3" x 5'7" (1.61m x 1.71m)

Patio doors leading to garden, sliding door to:

WC

5'3" x 3'0" (1.61m x 0.91m)

Fitted with a w/c only, space for a hand wash basin

Bedroom

14'4" x 13'11" (4.36m x 3.99m)

Window to rear, window to front, Chimney stack, door to above stair storage.

Bedroom 2

7'1" x 13'10" (2.16m x 4.21m)

Window to front, Chimney stack.

Bathroom

6'10" x 10'8" (2.09m x 3.24m)

Fitted with a three-piece matching suite consisting of a deep panelled bath with mixer tap, His and hers vanity unit hand wash basin, close coupled WC, window to rear radiator, Storage cupboard,

Garage

14'0" x 22'0" (4.27m x 6.71m)

Up and over door

Tenure

Freehold

Floor area: 1018.8 sqft

Energy efficiency rating: tbc

Council tax band: B

Year built: 1900-1920

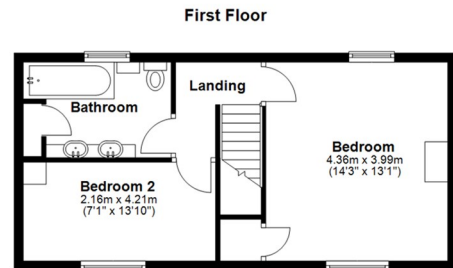
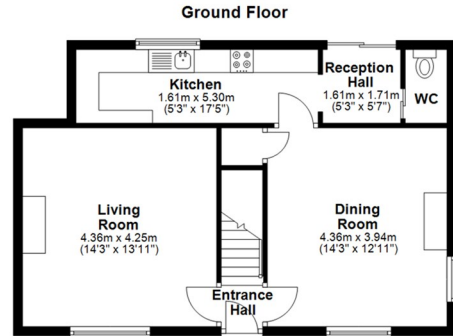
Vendor Position, Looking

Loft: Insulated

Heating: Gas fire and electric storage

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.



All floor plans are for a guide of the layout and not to scale
Plan produced using PlanUp.

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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