



**142 Ansty Road, Coventry
CV2 3EX
Guide Price £250,000**

Pointons are proud to bring to the market this three bedroom mid terrace property in the popular location Wyken. Close to local amenities, network links and the university Hospital this property is a perfect buy for a first time buyer or investor looking to rent.

In brief the property comprises of a spacious entrance hallway, a large through lounge with French doors leading into the kitchen. A modern fitted kitchen with patio door to garden and an additional utility space. To the first floor, you will find two double bedrooms of the master benefiting of fitted wardrobes and a further single bedroom also with integrated wardrobes. The family bathroom is fitted with a three-piece suite with tiling to all walls.

Externally: To the front; the property offers a large driveway for multiple vehicles.
To the rear; a fully enclosed rear garden with a patio and lawn area, also access to a rear garage

EPC - D / Council tax - B



Entrance Hall

15'7" x 5'7" (4.77 x 1.71)

Main entrance door, Radiator to side, stairs to first floor, central heating thermostat, doors to;

Lounge

12'1" x 12'2" (3.68m x 3.71m)

Double glazed bay window to front, internet and tv cable, feature fireplace with chimney breast, radiator to side, pen plan to:

Dining Room

10'2" x 12'2" (3.11m x 3.71m)

French doors to kitchen

Kitchen

14'9" x 14'4" (4.49m x 4.37m)

Kitchen

Fitted with a matching range of base and eye level units with worktop space over, a single drainer and mixer tap, plumbing for dishwasher, integrated hob/cooker, space for fridge /freezer, window to rear, patio door to garden, door to;

Utility / WC

7'11" x 3'5" (2.41m x 1.05m)

Hand wash basin, close coupled W/C, Plumbing for washing machine, worktop for additional storage,

Bedroom 1

10'4" x 11'1" (3.14m x 3.39m)

Window and radiator to rear

Bedroom 2

13'3" x 10'4" (4.05m x 3.16m)

Box window to front, radiator to front, integrated wardrobes.

Bedroom 3

7'9" x 8'1" (2.36m x 2.47m)

Window and radiator to front, integrated wardrobes.

Bathroom

5'10" x 6'8" (1.79m x 2.03m)

Window to rear, radiator to side, tiling to all walls, three-piece suite with deep panelled with electric shower, close couples w/c, pedestal hand wash basin.

Good to Know

House - Terrace

Tenure: Freehold

Floor area: tbc sqft

Energy efficiency rating: D

Council tax band: B

Year built: 1930-1940

Vendor Position: Found onwards with no chain

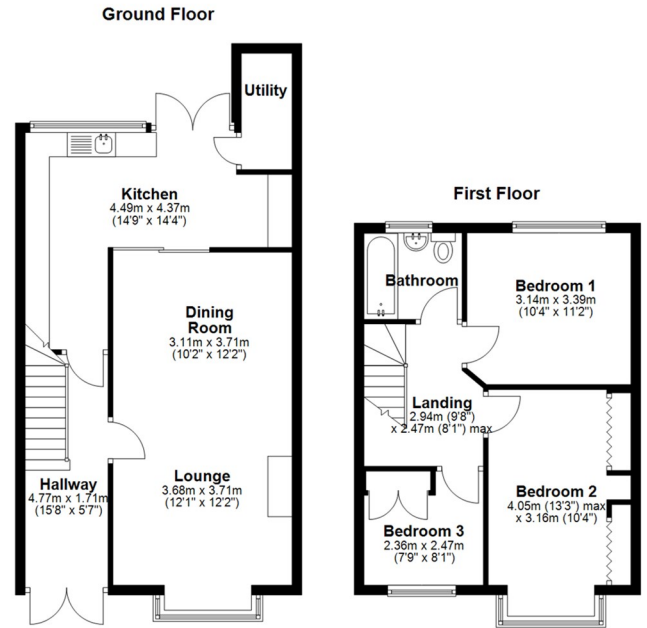
Loft: Insulated

Boiler age: NEW, 3 months

Heating: Gas central heated

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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