



**184 Norman Place Road, Coventry  
CV6 2BU  
Guide Price £289,000**

**\*\*\* ATTENTION BUYERS - THIS PROPERTY BENEFITS OF A NEW FITTED BOILER, ROOF, BATHROOM AND DOUBEL DRIVE \*\*\* DONT MISS OUT \*\*\***

Pointons Estate Agents are pleased to offer this well presented, terraced family home located in a popular location of Coundon on Norman place road. Benefitting of a new roof, bathroom and drive and close to local schools and amenities. This property isn't one to miss.

The accommodation comprises of; a spacious entrance hall, lounge with bay window and feature fireplace, dining room which opens up to the kitchen, separate utility room and guest cloakroom.

To the first floor there is are two double bedrooms a further single bedroom and the new fitted family bathroom.

Outside to the rear is a fully enclosed garden with a patio and lawn. Rear vehicle access with a secure gate.

The front is a double driveway with dropped curb.

An internal inspection is strongly recommended to appreciate the size and quality of accommodation.





#### Entrance Hall

12'7" x 5'7" (3.84m x 1.69m)

Central heating thermostat, radiator to side, under stair storage cupboard, stairs to first floor, door to:

#### Living Room

11'3" x 11'2" (3.43m x 3.40m)

Bay window and radiator to front, Fibre telephone point, cable TV point, Radiator, Feature fireplace.

#### Dining Room

11'7" x 11'2" (3.52m x 3.40m)

Fireplace, radiator to side, sliding doors to conservatory, open plan to:

#### Kitchen

16'7" x 8'1" (5.05m x 2.47m)

Fitted with a matching range of base and eye level units with worktop space over, 1+1/2 bowl stainless steel sink unit with single drainer and mixer tap, Breakfast bar, space for fridge/freezer and dishwasher, fitted electric oven, built-in four ring gas hob with extractor hood over, window to rear, radiators, door to;

#### Conservatory

13'11" x 8'7" (4.24m x 2.62m)

Side PVC panelling, French doors to garden, door to:

#### Utility Room

5'0" x 5'1" (1.53m x 1.54m)

Window to rear, plumbing for washing machine a vent for dryer, door to:

#### WC

5'0" x 2'9" (1.53m x 0.83m)

Window to rear, close coupled w/c, wall mounted hand wash basin.

#### Bedroom 1

13'4" x 9'7" (4.06m x 2.91m)

Bay window and radiator to front, chimney stack,

#### Bedroom 2

11'7" x 11'2" (3.53m x 3.40m)

Window to rear, Chimney stack, door to:

#### Bedroom 3

8'5" x 7'2" (2.56m x 2.18m)

Pointed bay window and radiator to front.

#### Bathroom

5'9" x 5'7" (1.75m x 1.69m)

Fitted with three piece suite comprising pedestal wash hand basin, tiled double shower cubicle with folding glass screen and close coupled WC, full tiled surround, radiator to side

#### Good to Know

House - Terrace

Tenure: Freehold

Floor area: 1130.22 sqft

Energy efficiency rating: tbc

Council tax band: B

Year built: 1930-40'S

Vendor Position, ONWARDS FOUND

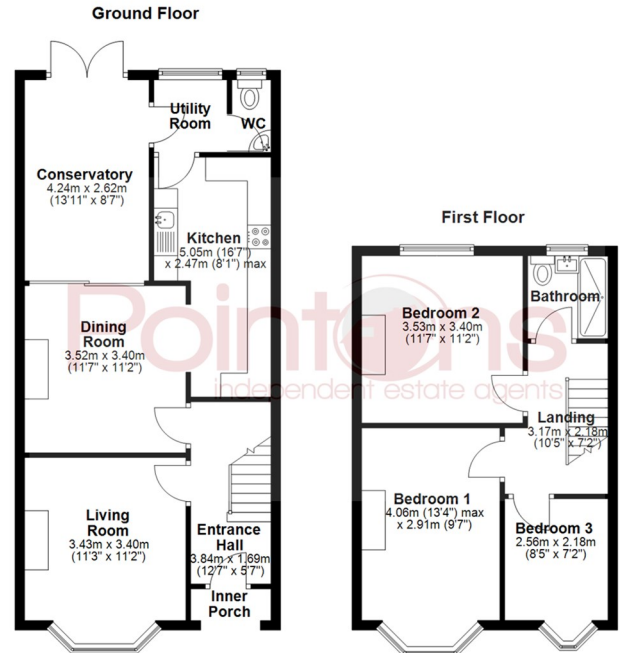
Loft: Insulated

Heating: Gas central heated

Boiler: Brand New with 10yr warranty

#### Disclaimer

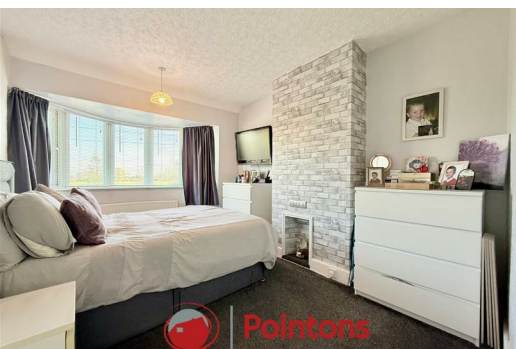
Please Note: All fixtures & Fittings are excluded unless detailed in these particulars. None of the equipment mentioned in these particulars has been tested; purchasers should ensure the working order and general condition of any such items.



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		90
(81-91) B		
(69-80) C	70	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	



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