



**48 Duckham Court, Coventry
CV6 1PZ
Asking Price £285,000**

This delightful end-terrace house offers a perfect blend of modern living and outdoor enjoyment. Built in 2007, the property spans 947 square feet and boasts an immaculate internal condition. Internal improvements include a new boiler, new double glazed windows to kitchen and lounge and recently painted. This is an ideal choice for families or professionals seeking a comfortable and looked after home. The residence features three well-proportioned bedrooms, providing ample space for relaxation.

The two bathrooms and downstairs w/c have been fully updated and modernised with bathroom and shower upgrades. This ensures convenience for all occupants, while the inviting reception room serves as a perfect gathering space for family and friends.

One of the standout features of this property is its corner plot, which includes a large, picturesque well kept garden. This outdoor space is perfect for entertaining or simply enjoying the fresh air, it includes a bespoke storage shed and also a charming bar area ideal for summer gatherings.

Additionally, the property comes with two allocated parking spaces and an additional off-street parking space at the rear of the garden, a rare find in urban settings.

Families will appreciate the nearby local playground, which offers a safe and enjoyable environment for children in a charming area.

Positioned close to local education authority and private schools, shops, and public transport links, this home offers easy access to Coventry city centre and the train station. With everything on your doorstep – and no work required – this is a fantastic opportunity to secure a beautifully presented ready made home and stand out garden in a great location, it is sure to impress.



Entrance hall

Enter by the main door of the property, Alarm control panel, central heating thermostat, stairs to first floor, doors too;

Kitchen

11'2" x 8'10" (3.40m x 2.68m)

Fitted with matching base and level units, worktop with tiled splash back, composite bowl sink with mixer tap and drainer, integrated cooker and gas hob with extractor fan above, space for fridge freezer and plumbing for washing machine, breakfast bar to side, window to front, radiator to side.

Lounge/Dining Room

13'11" x 15'6" (4.24m x 4.72m)

TV and Internet port, patio door leading to garden, window and radiator to rear, door to understairs storage

WC

5'9" x 2'8" (1.74m x 0.82m)

Fitted with a two-piece suite comprising of a WC and a hand was basin with storage unit.

Master Bedroom

6'7" x 9'2" (2.00m x 2.80m)

Window and radiator to front, integrated wardrobes, door to:

En-suite

4'5" x 9'2" (1.34m x 2.80m)

Fitted with a three piece of suite comprising of a shower cubicle with a full tile surround, combination vanity basin and Miami toilet, window to side, radiator to rear.

Bedroom 2

9'5" x 9'2" (2.87m x 2.80m)

Window and radiator to rear, wardrobes included

Bedroom 3

6'4" x 6'10" (1.93m x 2.08m)

Window and radiator to rear

Family Bathroom

6'4" x 6'0" (1.94m x 1.82m)

Fitted with a three piece suite comprising of a deep panelled bath with mixer taps, retractable shower hose, WC, wall mounted compact basin with semi pedestal, window to front, radiator to side, half tile surround to all walls

External

To the front an a small low maintenance garden with mature lollipop trees to enter the property.

To the rear is a full bodied garden with mature shrubs, trees, Astro turf, shed. The property also benefits of 3 allocated parking spaces

Good to know

Tenure: Freehold

Age: 2007

Garden:

Total SqFt: 947.23

Loft: Insulated

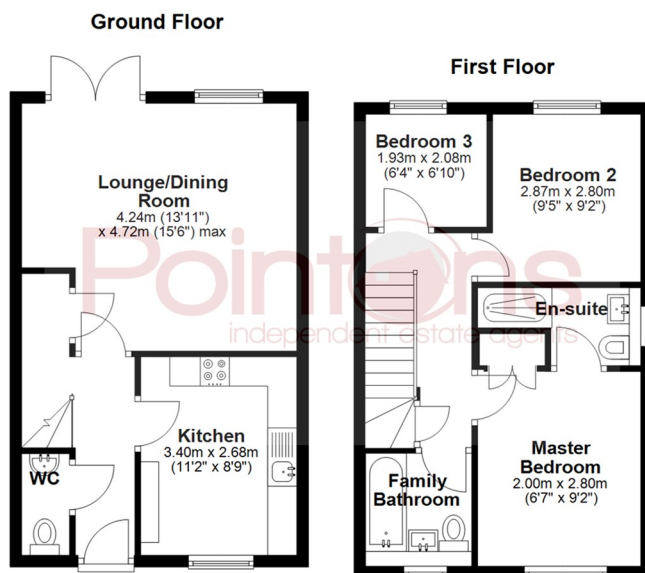
Estate charge: £131.18 per annum

Energy efficiency rating: C

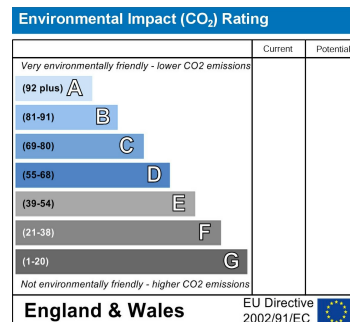
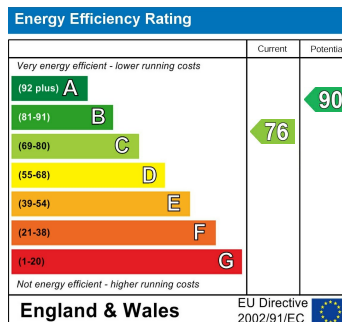
Council tax band: C

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.



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